

4/8/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477425

This Instrument Prepared
Without Examination of Title
By: John Ferrari, Jr., Esq.
John Ferrari, PA
7100 S. Beneva Road
Sarasota, FL 34238
Parcel ID: 0162120052

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE DEED

THIS INDENTURE is made this 8th day of April, 2026, by and between **BETTY JANE MILEWSKI, a single woman**, whose post office address is 406 W Rossetti Drive, Nokomis, Florida 34275, hereinafter referred to as the "Grantor", and **BETTY JANE MILEWSKI**, whose post office address is 406 W Rossetti Drive, Nokomis, Florida 34275, hereinafter referred to as the "Grantee", a Life Estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by remainderman, and to retain any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder interest, if any, to **ELLEN BEBEE**, whose post office address is 406 W Rossetti Drive, Nokomis, Florida 34275.

The Grantor specifically reserves unto herself or himself for and during her or his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself or himself, for and during her or his lifetime, the right without the joinder or consent of the remainderman, to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in her or his sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantor further reserves unto herself or himself, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. The Grantor specifically reserves the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remaindermen, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby remise release and convey unto Grantee forever all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, Florida, to wit:

Lot 2, Block 8, SORRENTO EAST UNIT NO. 4, a subdivision according to the plat thereof recorded in Plat Book 22, Pages 25 and 25A through 25C, of the Public Records of Sarasota County, Florida.

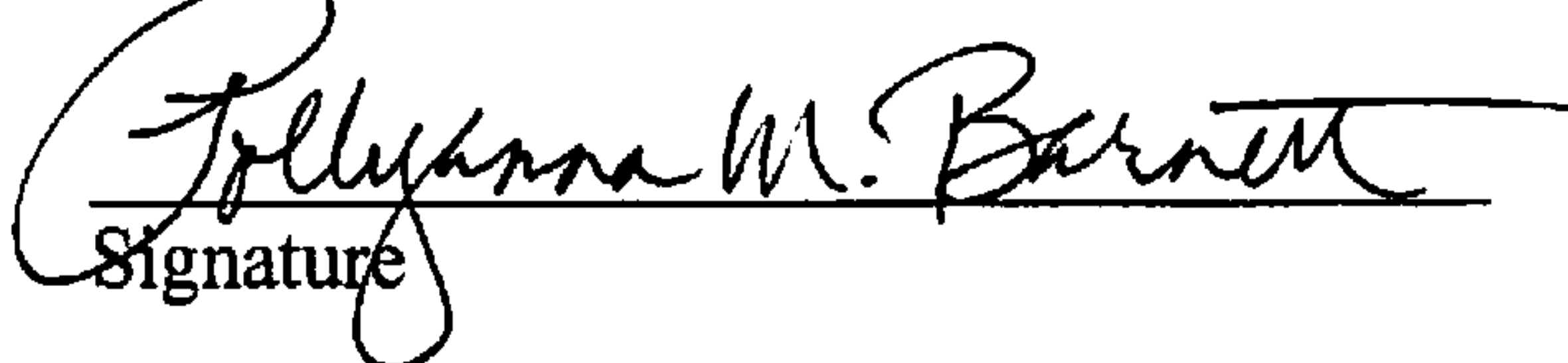
SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

TO HAVE AND TO HOLD the same together with all and singular and the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

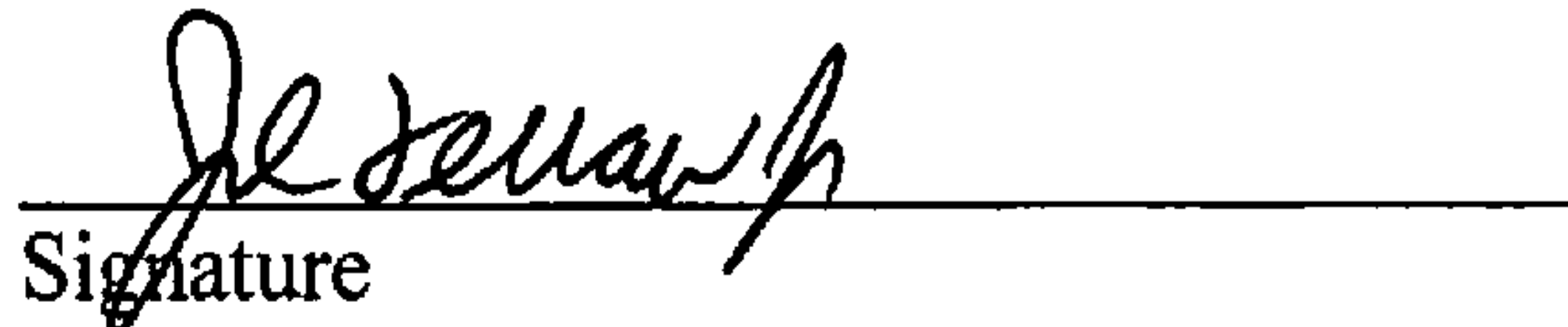
WITNESSES:


Signature

Pollyanna M. Barnett

Printed Name

Address 7100 S. Beneva Road
Sarasota, FL 34238

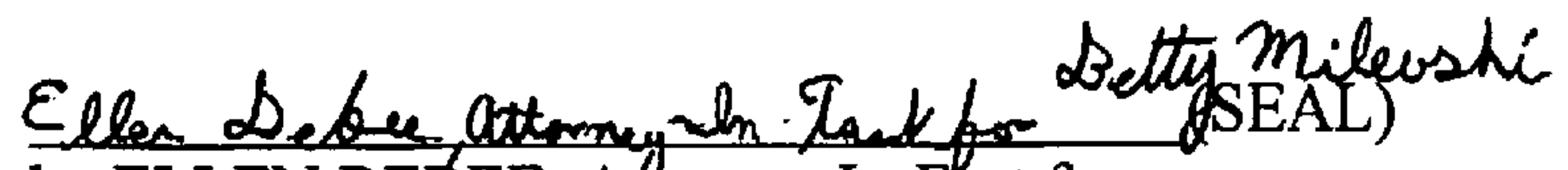

Signature

John Ferrari, Jr.

Printed Name

Address 7100 S. Beneva Road
Sarasota, FL 34238

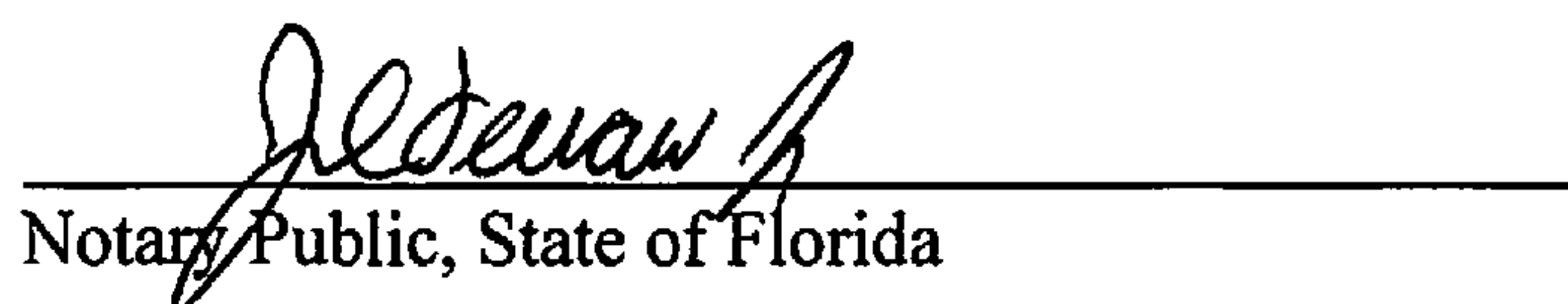
 (SEAL)
BETTY JANE MILEWSKI, GRANTOR

 (SEAL)
by ELLEN BEBEE, Attorney-In-Fact for
BETTY JANE MILEWSKI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 8th day of April, 2026, by ELLEN BEBEE, Attorney-In-Fact for BETTY JANE MILEWSKI, who is personally known to me or who has produced _____ (type of identification) as identification.




Notary Public, State of Florida