

5/14/2026 2:08 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3494329

Prepared by and return to:
Brandon R. Bytnar, Esq.
The Law Office of Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
239-592-9211
File Number: 26EP-059 – 1944 San Silvestro Dr., Venice, FL 34285

Doc Stamp-Deed: \$0.70

[Space Above This Line For Recording Data]

Enhanced Life Estate Deed

This Enhanced Life Estate Deed is made this 14th day of May, 2026, between **Joseph J. Gaffney and Kelly Lynne Gaffney, husband and wife**, whose post office address is 2191 Woodbridge Way, Woodbury, Minnesota 55125, grantor, and the **Trustee of the Joseph J. Gaffney and Kelly L. Gaffney Revocable Trust, dated March 31, 2026**, whose post office address is c/o Joseph J. Gaffney and Kelly L. Gaffney, 2191 Woodbridge Way, Woodbury, Minnesota 55125, grantee,

(Whenever used herein the terms “grantor,” “grantee,” and “trustee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, and are used for singular or plural, as context requires.)

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt thereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee’s heirs and assigns forever (SUBJECT TO ALL TERMS OF THE ENHANCED LIFE ESTATE RESERVED HEREIN), all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 781, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 8, according to the plat thereof recorded in Plat Book 41, Pages 30 and 30A through 30E, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0424110041

The grantee, as trustee (including any successor trustee), has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

Notwithstanding anything in this deed to the contrary, no interest shall pass to the Grantee at the time of the execution of this deed. Rather, until the survivor of Joseph J. Gaffney and Kelly Lynne Gaffney dies, Grantor reserves unto Grantor for and during Grantor’s lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto Grantor, for and during Grantor’s lifetime (without joinder by Grantee), the right 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 Grantor’s sole discretion, shall decide, except to dispose of said property, if any, by devise upon the death of Grantor. Grantor further reserves unto Grantor the right to cancel this deed by further conveyance (without joinder by Grantee), which may destroy any and all

rights which the Grantee may possess under this deed. Grantee shall hold an unvested remainder interest in the property described herein, and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time. As used herein, "Grantor" shall refer to Joseph J. Gaffney and Kelly Lynne Gaffney (while both are living) and also to the survivor of them. As such, "upon the death of the Grantor" means upon the death of the survivor of Joseph J. Gaffney and Kelly Lynne Gaffney. Similarly, "for and during Grantor's lifetime" means while both Joseph J. Gaffney and Kelly Lynne Gaffney are living until the survivor of them dies.

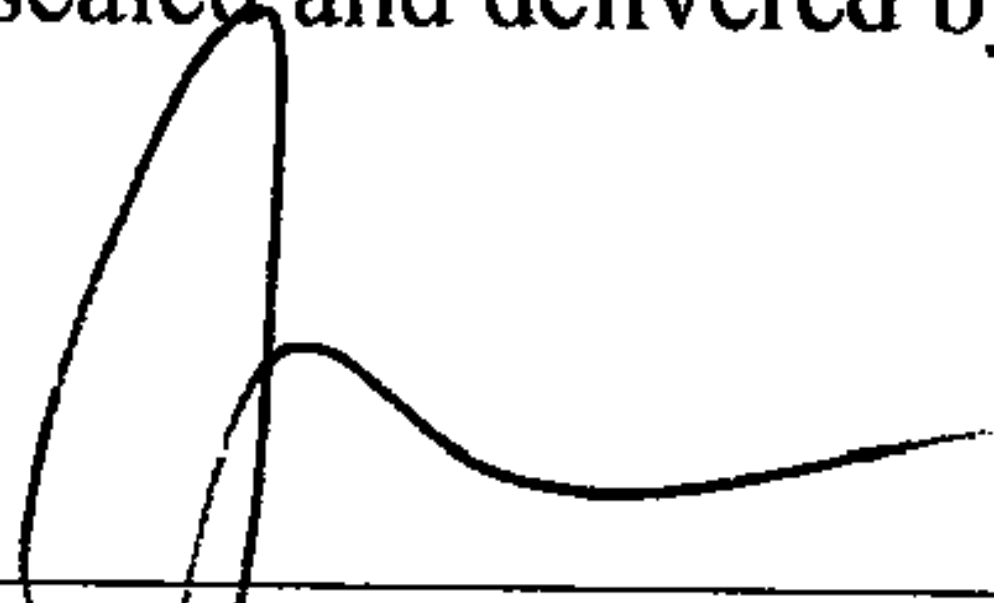
This deed has been prepared without benefit of title search or examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

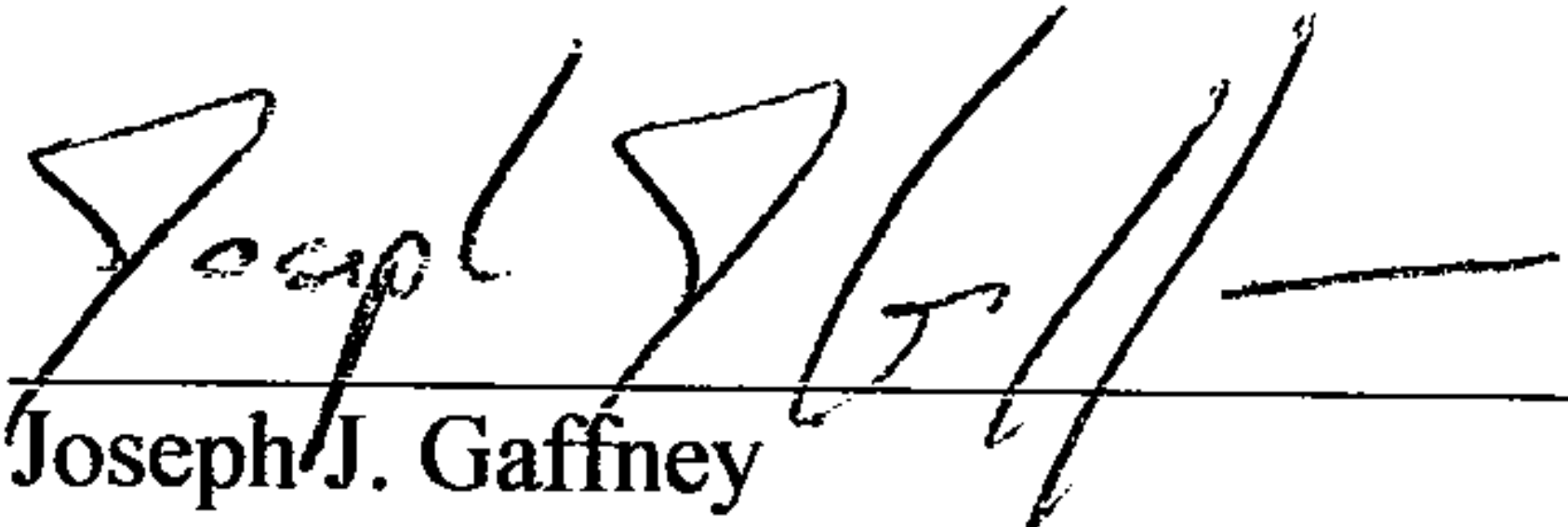
[INTENTIONALLY LEFT BLANK]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

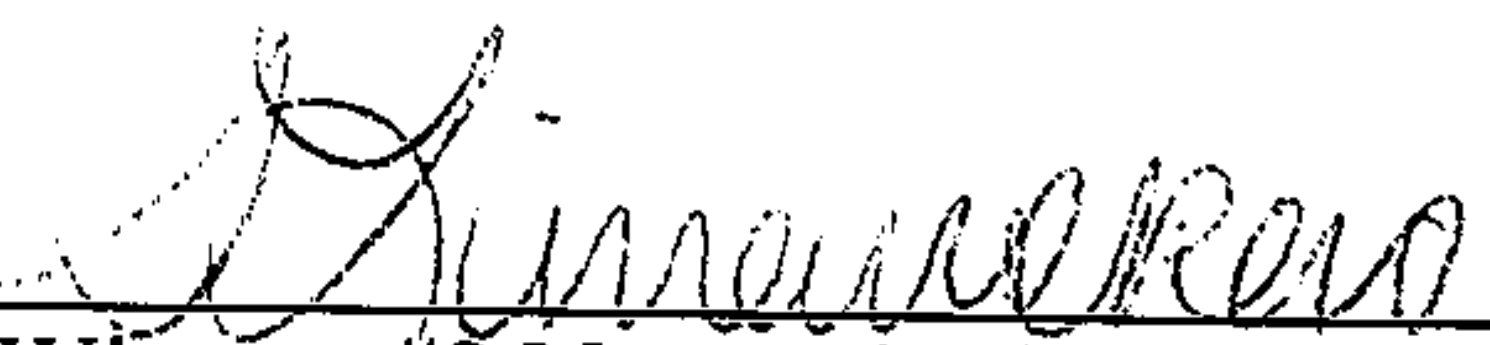
Signed, sealed and delivered by both in our presence:



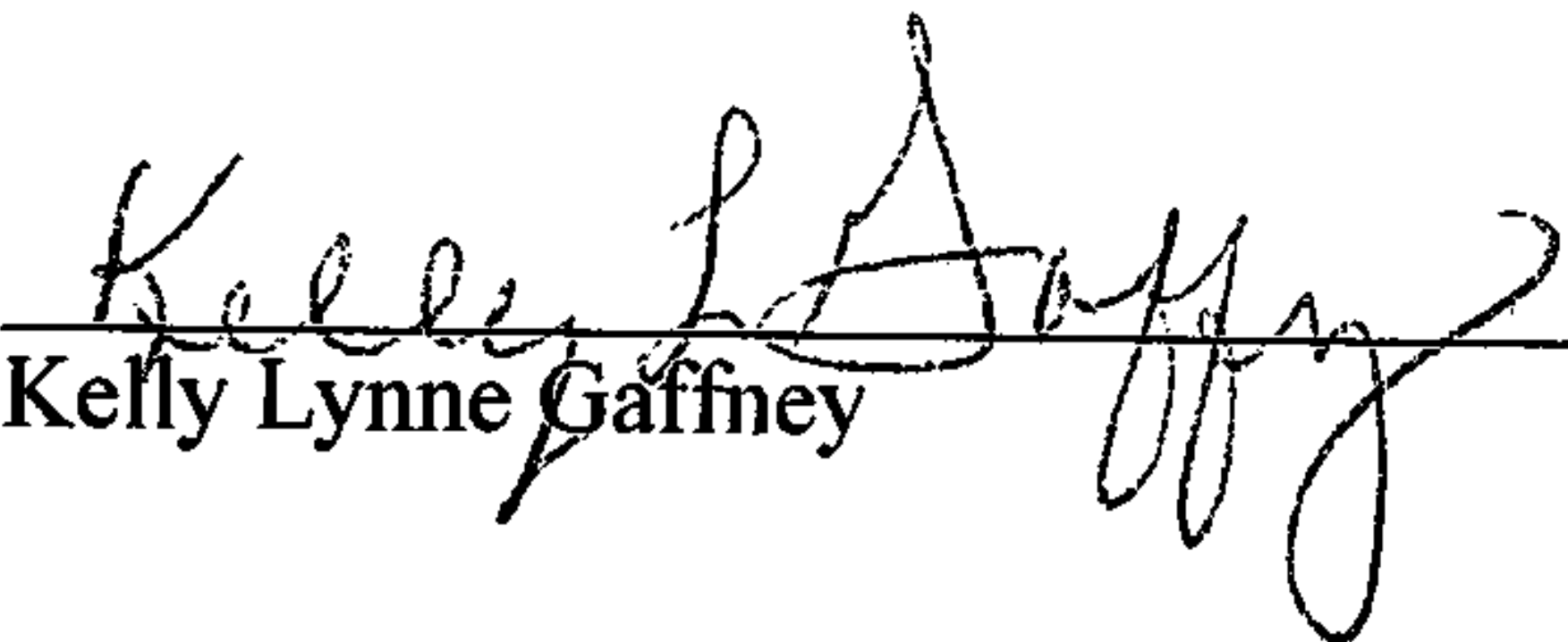
Witness #1 Name: Jamie Shoplack
9120 Galleria Ct., Ste. B
Naples, FL 34109



Joseph J. Gaffney (Seal)



Witness #2 Name: Sasha Linauskas
9120 Galleria Ct., Ste. B
Naples, FL 34109




Kelly Lynne Gaffney (Seal)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of May, 2026, by Joseph J. Gaffney and Kelly Lynne Gaffney who are personally known or have each produced MN DL as identification.

[Notary Seal]



Notary Public
Printed Name: Jamie Shoplack
My Commission Expires: August 3, 2029



Jamie Shoplack
Comm.: HH 706105
Expires: Aug. 3, 2029
Notary Public - State of Florida