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INSTRUMENT # 2026065416 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494377

Prepared by and Return to:
Kevin Pillion, Esq.
Life Planning Law Firm, P.A.
1671 Mound Street
Sarasota, FL 34236
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #0309030323

ENHANCED LIFE ESTATE DEED

This Enhanced Life Estate Deed is made on May 14, 2026, between **JANET RUTH SHAPIRO and ROBERT SHAPIRO, a married couple, and by authority vested and recorded in Official Records Instrument #2026046907 of the Public Records of Sarasota County, Florida**, whose mailing address is 10062 Crystal Isles Circle, Sarasota, FL 34241, the "Grantor," and **JANET RUTH SHAPIRO and ROBERT SHAPIRO, a married couple**, whose mailing address is 10062 Crystal Isles Circle, Sarasota, FL 34241, the "Grantee," as to 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 the remainderman, and to retain any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, if any, to **DAVID F. STEPHAN, Successor Trustee, or his successors in trust, of the JANET RUTH SHAPIRO TRUST dated August 20, 2024, and any amendments thereto**, whose mailing address is 10062 Crystal Isles Circle, Sarasota, FL 34241.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors, and assigns forever, the following described real property in Sarasota County, Florida, viz:

Lot 323, GRAND PARK, PHASE 2 REPLAT, according to the plat thereof, as recorded in Plat Book 58, Page 1, of the Public Records of Sarasota County, Florida.

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.


Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.


This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.


In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of:


HOLLY HACKER, Witness
1671 Mound Street
Sarasota, FL 34236


JANET RUTH SHAPIRO, Grantor
10062 Crystal Isles Circle
Sarasota, FL 34241



KEVIN PILLION, Witness
1671 Mound Street
Sarasota, FL 34236


ROBERT SHAPIRO, Grantor
10062 Crystal Isles Circle
Sarasota, FL 34241

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on May 14, 2026, by JANET RUTH SHAPIRO and ROBERT SHAPIRO, a married couple, who are both personally known to me.

[Seal]


Notary Public, State of Florida

