

5/14/2026 4:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494529

Prepared by and return to:
STACEY MALONEY, ESQ.
The Law Office of Stacey Maloney, PLLC
1990 Main Street, Suite 750
Sarasota, FL 34236
(941) 301-8877

Doc Stamp-Deed: \$0.70

NO REVIEW OR EXAMINATION OF TITLE TO THE PROPERTY DESCRIBED BELOW HAS BEEN MADE BY THE LAW OFFICE OF STACEY MALONEY, PLLC. THE LEGAL DESCRIPTION WAS FURNISHED BY STACEY MALONEY; AND WAS DERIVED WITHOUT A SURVEY. NO OPINIONS OR REPRESENTATIONS ARE BEING MADE OR IMPLIED BY THE LAW OFFICE OF STACEY MALONEY, PLLC, AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE CURRENT STATUS OF TITLE.

DEED

(Enhanced Life Estate)

WHEREAS, this deed is made with reference to that certain parcel of real property described as follows (the "*Property*");

Lot 17, WHISPERING CRANE, according to the plat thereof, as recorded in Plat Book 38, Page 30, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0029150028

Property Address: 3983 Origami Lane, Sarasota, FL, 34235

WHEREAS, the term "*Grantor*" shall mean **STACEY MALONEY**, a single woman; and

WHEREAS, the term "*Grantees*" shall mean, collectively, the Life Tenant and Remainderman defined below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, remises and conveys the Property to: (i) **STACEY MALONEY**, a single woman, whose post office address is 3983 Origami Lane, Sarasota, FL, 34235 (the "*Life Tenant*"), as to a life estate interest in the Property, without liability for waste, retaining for herself the full power and authority to manage, improve, maintain, develop, restrict, repair, sell, convey, transfer, lease, mortgage, encumber and otherwise dispose of the Property, in fee simple or otherwise, with or without consideration, and without the necessity of obtaining or securing the consent or joinder of any remainderman, and with the absolute right to retain any and all proceeds derived therefrom; and (ii) **CARLY FUST**, a single woman, whose post office address is 3983 Origami Lane, Sarasota, FL, 34235 and (iii) **AMY HUSARENKO**, a married woman, whose post office address is 200 Rt. 94, Lafayette, NJ, 07848, (the "*Remainderman*"), as to a remainder interest in the property as Joint Tenants With Rights of Survivorship, said interest to vest upon the death of the Life Tenant.

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

“Grantor”, “Grantee”, and “Remainderman” are used for singular or plural, as context requires.


SUBJECT TO valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

THIS IS THE HOMESTEAD OF THE GRANTOR.


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; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed as of the date(s) set forth below.

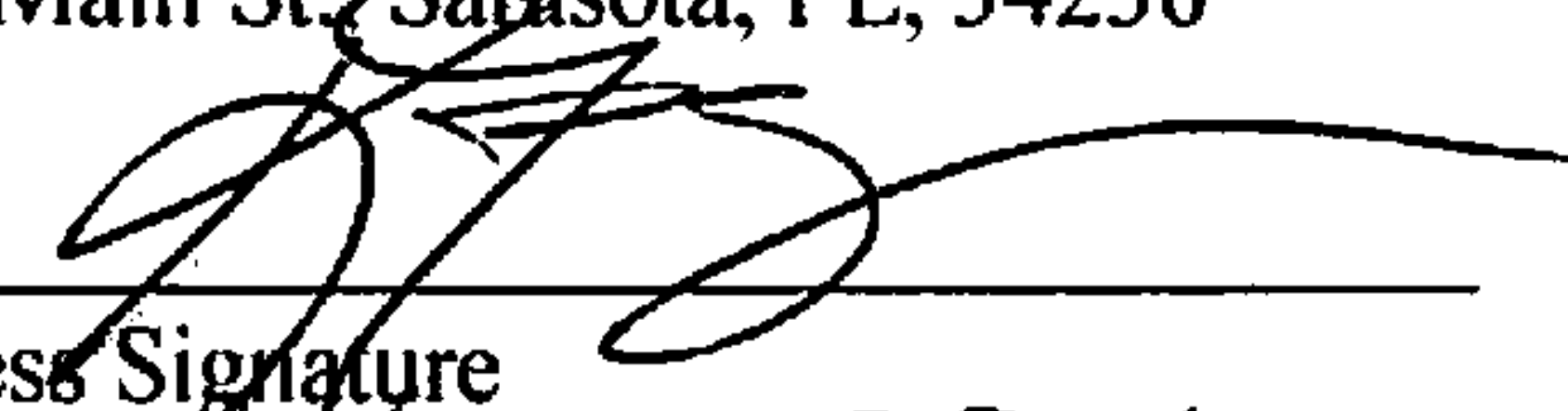
Witnesses:



Witness Signature
Print Name: **Maria Rasmussen**
1990 Main St., Sarasota, FL, 34236



STACEY MALONEY
3983 Origami Lane
Sarasota, FL 34235




Witness Signature
Print Name: **Kim F. Bontrager**
1990 Main St., Sarasota, FL, 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization (if neither box is checked, it shall be conclusively presumed that the signor appeared before the undersigned notary by physical presence), on May 14, 2024, 2026, by **STACEY MALONEY**, who (Notary choose one) is personally known to me, or has produced _____ as identification.



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027



Notary Public
Print Name: _____
My Commission Expires: _____