

Prepared by and return to:
This instrument prepared by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Rd Unit 200A
Sarasota, FL 34231
(941) 484-9714
File # 2026-386

5/15/2026 1:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494846

Doc Stamp-Deed: \$4,200.00

[Space Above This Line For Recording Data]

Warranty Deed to Enhanced Life Estate

Made this **15th day of May, 2026**, by **Susan Geitz, a Single Woman**, whose post office address is **1580 Leeton Drive, Southold, NY 11971**, hereinafter called the grantor; and **Michael Claude Lewis and Karen Lewis, Husband and Wife**, whose post office address is **1241 Olde Oaks Drive, Johnson City, TN 37615**, as to a life estate without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described in fee simple with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the last life tenant, the remainder, if any, distributed to **Alison Moser, a Married Woman**, whose post office address is **790 Northview Dr, Lenoir City, TN 37771**, hereinafter called the grantee:

WITNESSETH: that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, FL to-wit:

Apartment No. 11, Block C, of CASA BLANCA, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 567, Pages 92 through 129, and as per Plat thereof recorded in Condominium Book 1, Pages 40, 40A and 40B, of the Public Records of Sarasota County, Florida, together with all amendments thereto and an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 0106072047

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2025**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Shamalia Shedana Deans

Witness #1 Signature

Susan Geitz

Susan Geitz

Printed Name: Shamalia Shedana Deans

Mailing Address: 431 S 1st Ave

Mount Vernon NY 10550

Jon Flynn

Witness #2 Signature

Printed Name: Jon Flynn

Mailing Address: 1051 Boston Rd

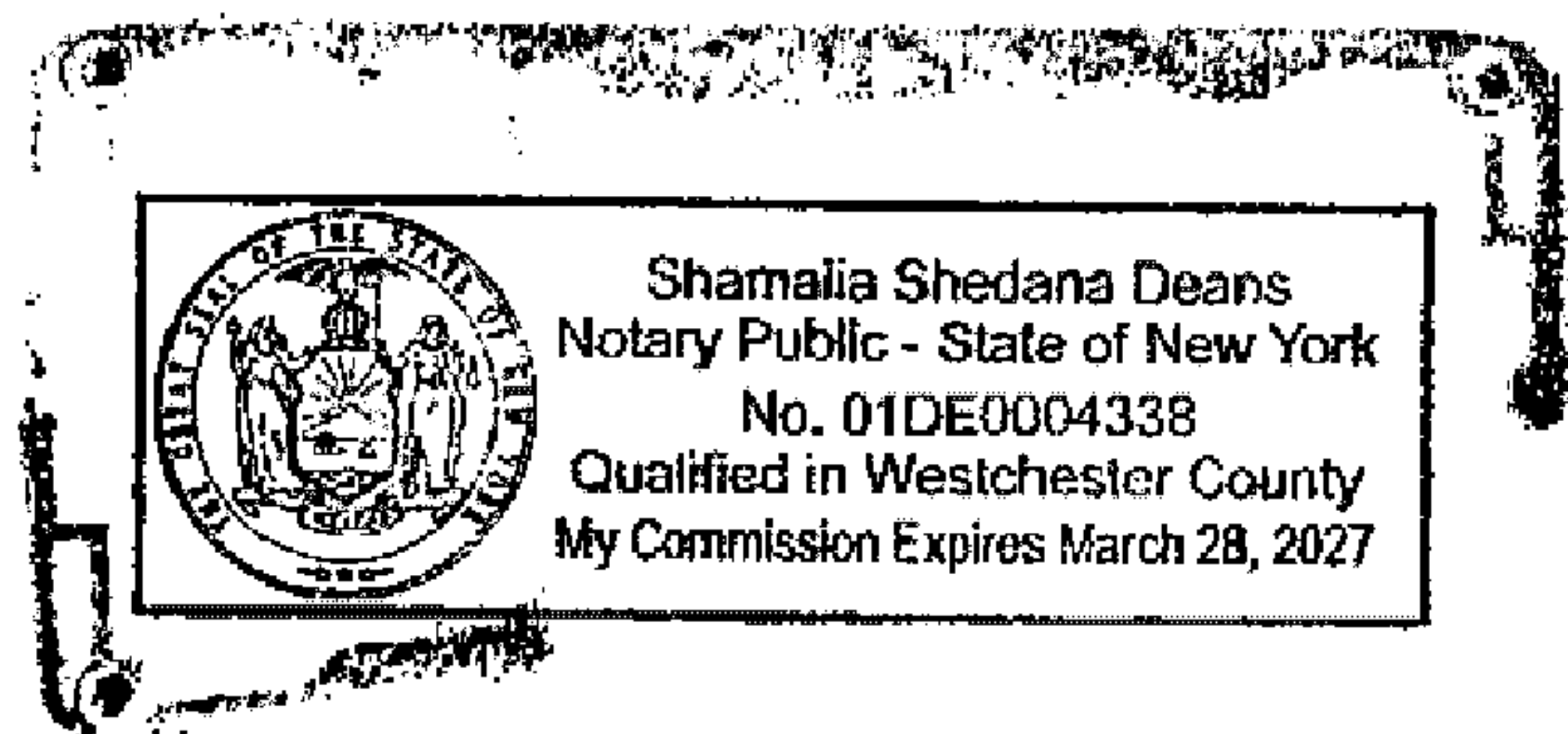
Rye, NY 10580

State of New York

County of Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of May, 2026, by Susan Geitz, who ☐ is personally known or ☒ has produced Drivers License as identification.

[Seal]



Shamalia Shedana Deans

Notary Public

Print Name: Shamalia Shedana Deans

My Commission Expires: 03-28-2027