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

SIMPLIFILE

Receipt # 3497799

Doc Stamp-Deed: \$0.70

Rec 1850
Docs 70

PREPARED BY & RETURN TO:
T. Thomas Shirley
Dunkin & Shirley, P.A.
Attorneys
170 West Dearborn Street
Englewood, Florida 34223
941-474-7753

Enhanced Life Estate Deed

THIS INDENTURE made on this 22nd day of May, 2026, between **David Scott Phipps and Susan M. Phipps, husband and wife**, whose post office address is 14 Boca Royale Blvd., Englewood, Florida 34223, **GRANTORS**, **reserving a life estate** without any liability for waste, with full power and authority to sell, convey, re-convey the property to themselves, to change the remaindermen, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the Grantee, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor as the life tenant, the remainder, if any, to **Michael John Phipps and Ryan Mark Phipps, tenants in common**, whose post office address is 14 Boca Royale Blvd., Englewood, Florida 34223, **GRANTEES**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual, and the successors and assigns of corporations, trusts and trustees)

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 whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and the grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, County, Florida to-wit:

Lot 2, Boca Royale Unit 7, as per plat thereof recorded in Plat Book 41, Pages 31 through 31F, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0484120002

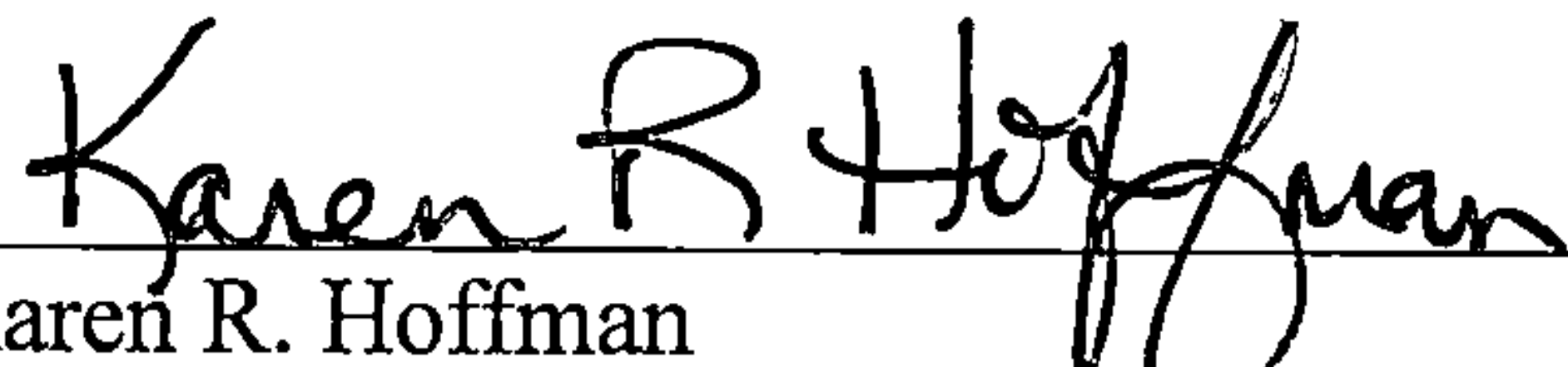
Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

The Grantor confirms that David Scott Phipps and Susan M. Phipps have retained not less than a beneficial interest for life and are entitled to a homestead tax exemption.


THIS INSTRUMENT HAS BEEN PREPARED
BASED UPON INFORMATION PROVIDED BY
THE CLIENTS AND NOT BY EXAMINATION
OF TITLE

In Witness Whereof, the said party of the first part has hereunto set their hand and seal the day and year first above written.

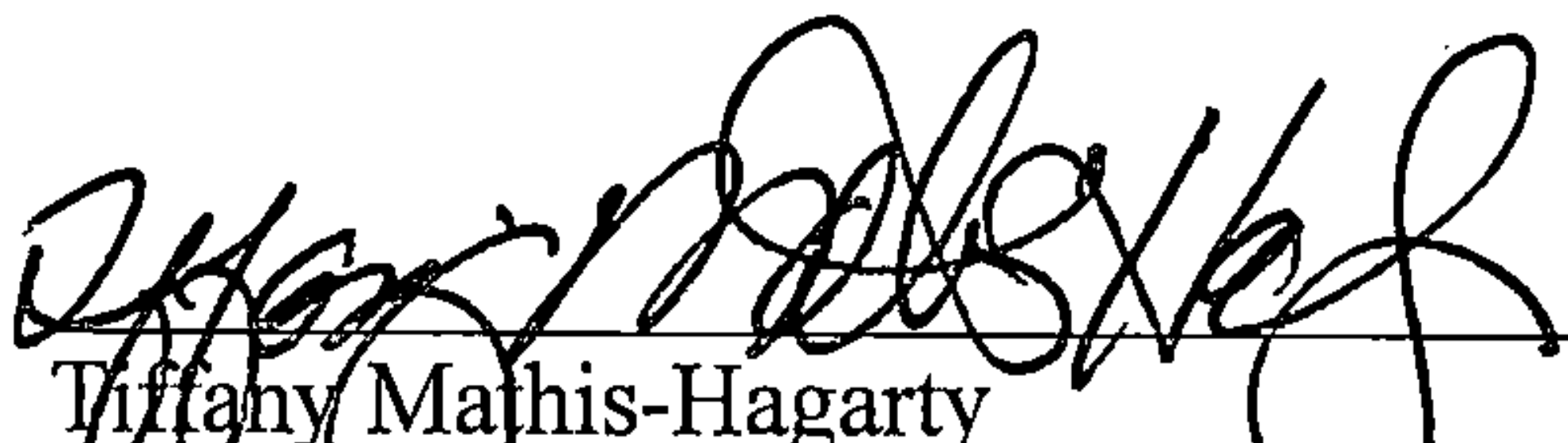
Signed, Sealed and Delivered
In the presence of:



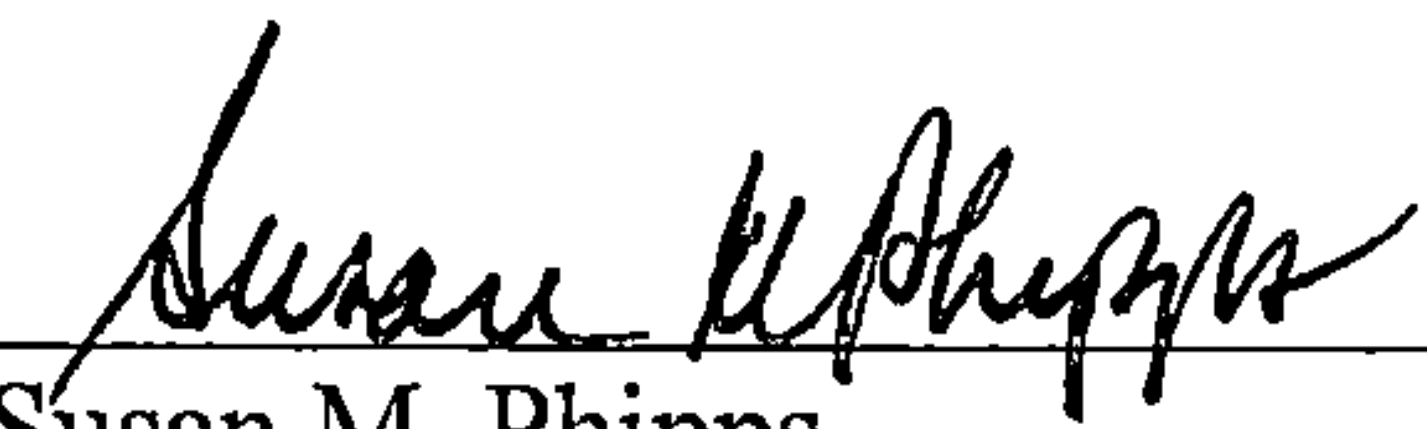
Karen R. Hoffman
170 W. Dearborn St., Englewood, FL 34223



David Scott Phipps



Tiffany Mathis-Hagarty
170 W. Dearborn St., Englewood, FL 34223




Susan M. Phipps

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026 by David Scott Phipps and Susan M. Phipps, who are personally known to me or who have produced Florida driver's licenses as identification.

Notary Seal



TRACY THOMAS SHIRLEY
Notary Public

