

5/26/2026 2:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498562

This instrument prepared without
examination or opinion of title by:
Mary Lynn Desjarlais, Esquire
Desjarlais Law & Title
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231

Tax Parcel ID: 0059020016

Doc Stamp-Deed: \$0.70

Documentary Stamps Paid: \$0.70

[space above this line for recording]

Warranty Deed With Reservation of Life Estate

(Lady Bird Deed)

This Indenture, made May 26, 2026, between **Stephen F. Andrigh and Victoria R. Andrigh, Husband and Wife**, of the County of Sarasota in the State of Florida, Grantor, whose post office address is 3375 Rose St, Sarasota, FL 34239, and **Conor S. Andrigh, a Single Man and Marguerite Andrigh, a Single Woman, as Joint Tenants with Rights of Survivorship**, Grantee, and whose post office address is 3375 Rose St, Sarasota, FL 34239,

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, has granted, bargained, sold, and Conveyed to Grantee, his/her heirs and assigns forever, the following described land, to wit:

Lot 17, Block 9, SOUTH GATE MANOR, UNIT NO. 2 SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 14, Page 3, of the Public Records of SARASOTA County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year

Notwithstanding the foregoing, Grantor does hereby expressly reserve and grant unto Grantor a life estate in and to the above described property without any liability for waste, and with full power and authority in said Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and Grantor/Life Tenant shall have full possession, benefit, control and use of the described property, as well as the rents, issues, and profits from it, for and during Grantor/Life Tenant's natural lifetime. Grantor/Life Tenant retains the unqualified right to change the remaindermen at any time and for any reason or for no reason. No joinder of the remaindermen shall be required for any subsequent transfers until the death of Life Tenant. Grantor/Life Tenant retains the right to deal with the property in any manner, including the effective revocation and/or changing of the remaindermen or of the remainder interest, without any joinder of the remaindermen being necessary. Grantor/Life Tenant need not consult with or obtain the signatures of any remaindermen to deal with the property.



This life estate shall terminate upon the death of both of the Grantor/Life Tenant, unless terminated prior to his/her death as provided herein. Upon the termination of this Life Estate, absolute ownership, with all the appurtenant and possessory rights and interests, shall vest in Grantees, unless Grantees' interest has been terminated pursuant to the provisions of this deed.

This deed is not given with the intent to or for the purpose of defrauding any creditors of the Grantor, nor does it render the Grantor insolvent or bankrupt.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Dated on May 24, 2026.

Signed, sealed and delivered in the presence of:

Witness Sign: [Signature]
Mary Lynn Desjarlais

Witness Print: _____
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

Witness Sign: [Signature]
Mary A. Panzegrav

Witness Print: _____
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

[Signature]
Stephen F. Andrich

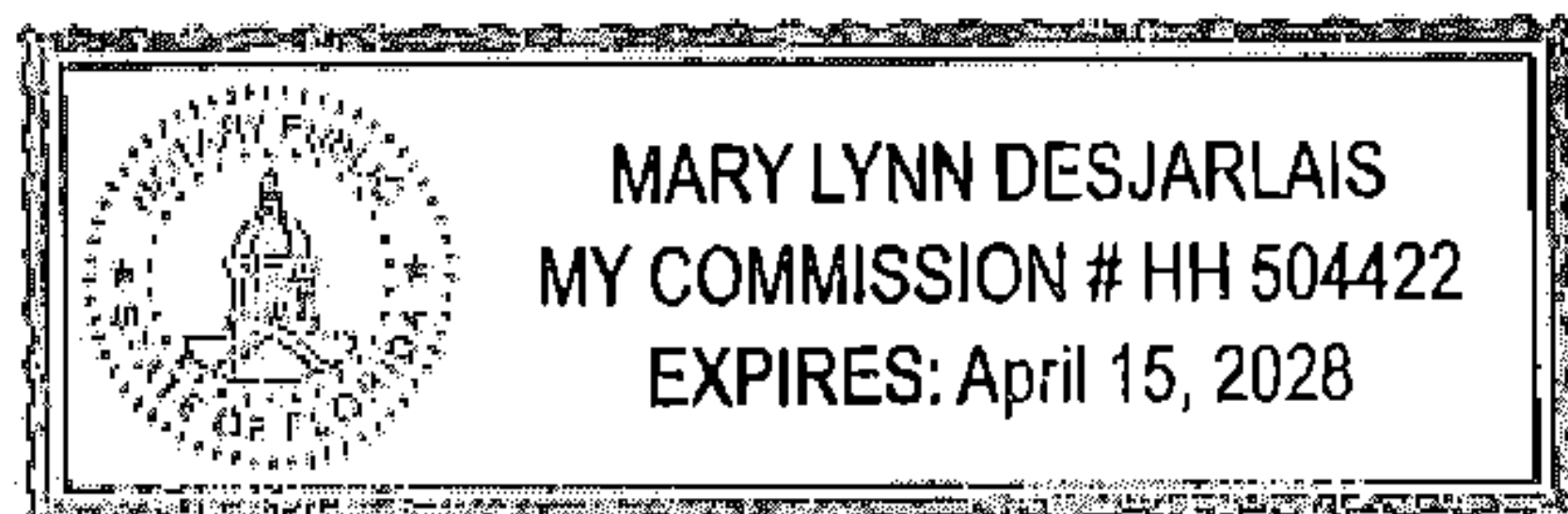
[Signature]
Victoria R. Andrich

_____ [space below this line for acknowledgments] _____

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on May 26, 2026, by Stephen F. Andrich and Victoria R. Andrich, who is personally known to me or who produced a Florida Driver's License as identification.



{notarial seal}

NOTARY PUBLIC:

[Signature]
Mary Lynn Desjarlais

(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is: