

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071419 2 PG(S)

5/27/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3499404

This document was prepared by:
Kevin G. Staas, Attorney
STAAS LAW GROUP, P.L.L.C.
801 E. Venice Avenue, Suite 2
Venice, FL 34285
941-408-8555

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0451020035

Consideration:	\$ 0.00
Documentary Stamps:	\$ 0.70
Indexing:	\$ 1.00
Recording Charges:	\$18.50
Total:	\$20.20

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:
This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED
(Enhanced Life Estate)

This Indenture, made this 27th day of May 2026, between **PAUL L. HODGDON, JR.** and **TONI D. HODGDON**, husband and wife, whose address is 351 Foxglove Road, Venice, Florida 34293, Grantors and **PAUL L. HODGDON, JR.** and **TONI D. HODGDON**, husband and wife, whose address is 351 Foxglove Road, Venice, Florida 34293, Grantees, as to a life estate interest, without any liability for waste, and 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 remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **MARISA LYNNE HODGDON**, whose address is 351 Foxglove Road, Venice, Florida 34293.

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lots 11254 and 11255, South Venice Unit No. 42, according to the map or plat thereof, as recorded in Plat Book 7, Page 3, of the Public Records of Sarasota County, Florida.

Street Address: 351 Foxglove Road, Venice, Florida 34293.

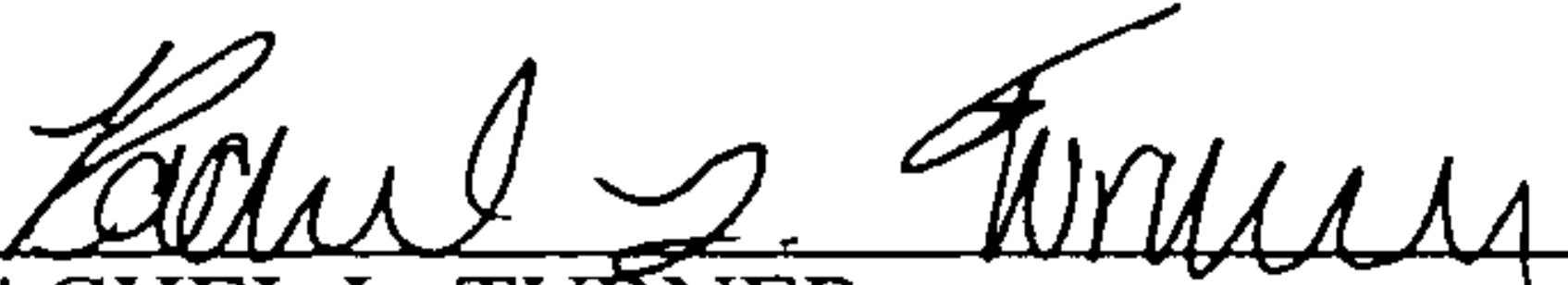
Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes.

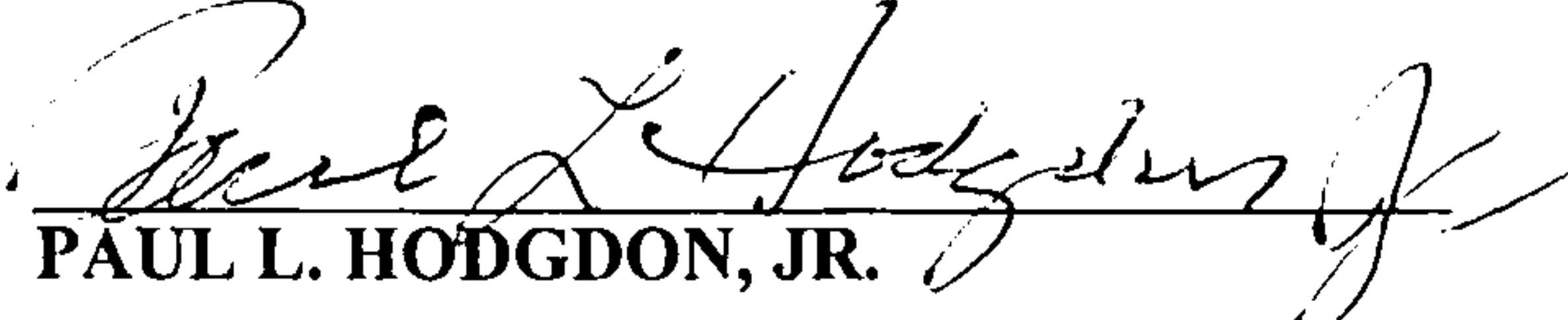
EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN
IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.


and the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


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

WITNESSES:


RACHEL L. TURNER
801 E. Venice Avenue, Suite 2
Venice, Florida 34285


PAUL L. HODGDON, JR.


ANN M. EVANS
801 E. Venice Avenue, Suite 2
Venice, Florida 34285

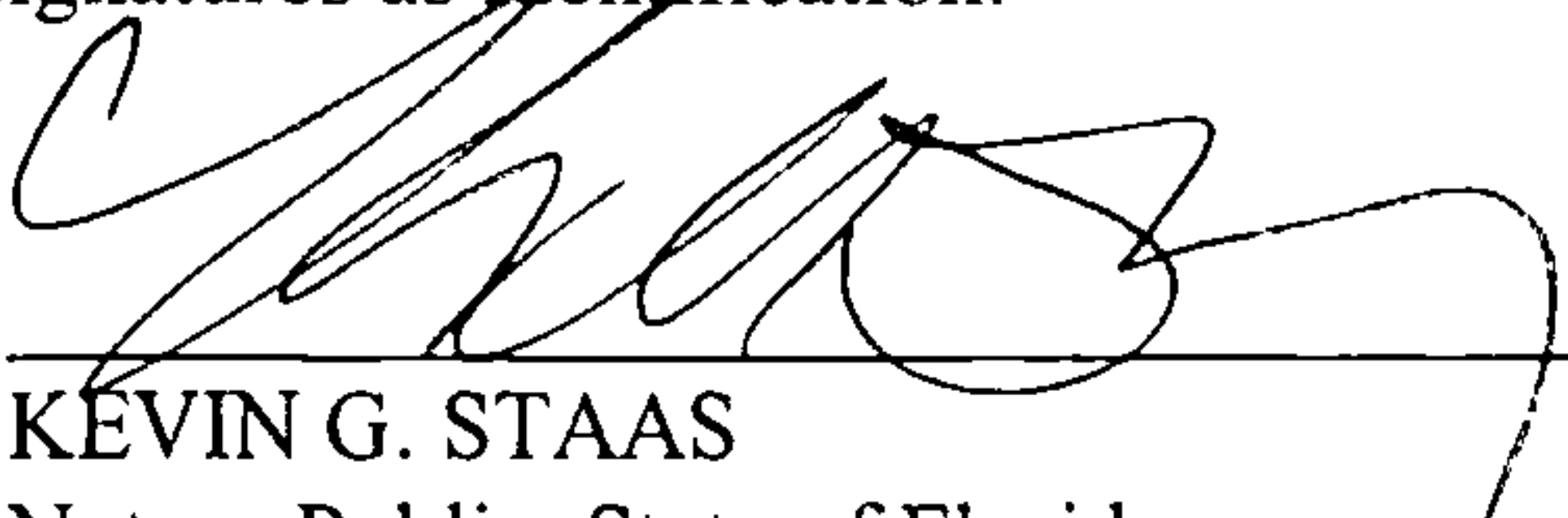

TONI D. HODGDON

STATE OF FLORIDA

§
§
§

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence on May 27, 2026, by **PAUL L. HODGDON, JR.** and **TONI D. HODGDON**, who produced driver's licenses issued by Florida that contained their photographs and signatures as identification.


KEVIN G. STAAS
Notary Public, State of Florida



KEVIN G. STAAS
Commission # HH 499954
Expires June 30, 2028