

Prepared by and return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
File No. 51547
Tax ID No: 2014021050
Doc Stamp. \$0.70
Rec. \$18.50

6/5/2026 3:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504027

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE WARRANTY DEED

THIS INDENTURE, made this 5th day of June, 2026, between LINA MAGGI who took title as LENA MAGGI, an unmarried widow, (hereinafter "Grantor"), whose mailing address is: 36 Fern Valley Cres., Richmond Hill, Ontario, Canada L4E 2J1, and BRENDA PERRELLI, a married woman, and DANNY MAGGI, a single man, as Tenants in Common, (hereinafter "Grantees"), whose post office address for purposes of this deed is: 36 Fern Valley Cres., Richmond Hill, Ontario, Canada L4E 2J1, reserving in Grantor, LINA MAGGI, an unmarried widow, (hereinafter "Life Tenant"), a life estate for the term of her natural life, with full beneficial interest for homestead exemption, if applicable, without any liability for waste, and with lifetime possession, use, and enjoyment of the rents and profits of the property described herein and with full power and authority in them to sell, convey, mortgage, lease, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the herein described property, by gift, sale, or otherwise so as to terminate and divest the interests of the Grantees, as Life Tenant in her sole discretion shall decide, except to dispose by devise upon death of said real property described below, in fee simple, without the joinder or consent by the Grantees, with or without consideration, and with full power and authority to retain any and all proceeds derived thereby. Upon the death of the last of the Life Tenant, if the property described herein has not been previously disposed of prior to the last of the Life Tenant's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time. Upon the death of the last remaining Life Tenant, the remainder, if any, in fee simple, shall be distributed to the persons named as Grantees, to wit: BRENDA PERRELLI, a married woman, and DANNY MAGGI, a single man, whose post office address are respectively: 1 Swan Ct, Richmond Hill, ON, Canada L4S 1G3, and 36 Fern Valley Cres., Richmond Hill, Ontario, Canada L4E 2J1.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him/her in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

UNIT 2, CLARIDGE HOUSE, SARASOTA HARBOUR APARTMENTS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 449, Page 56, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 1, Page 1, of the Public Records of Sarasota County, Florida.

Examination of title to the subject property was not undertaken in connection with the preparation of this instrument.

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

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

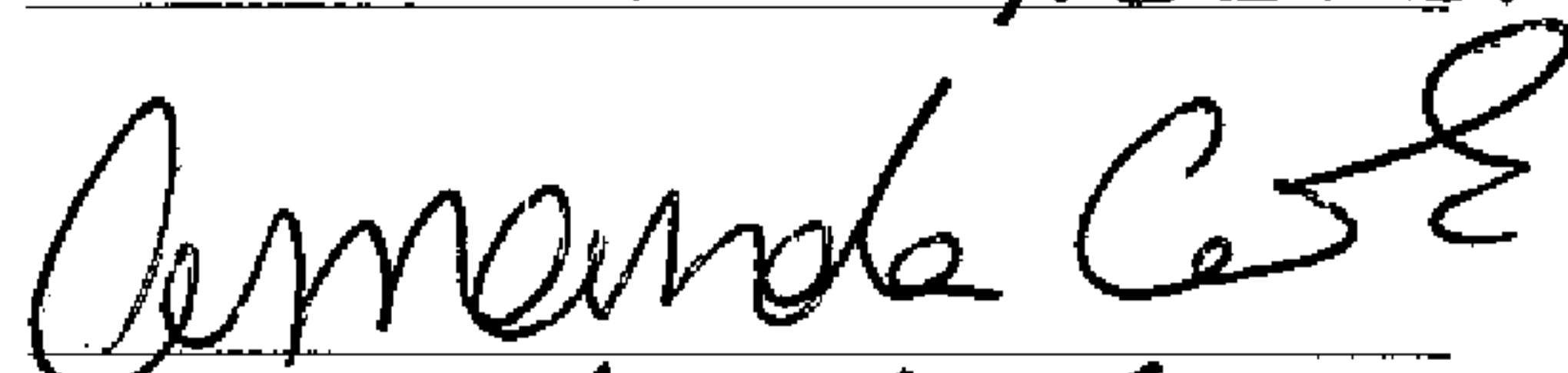
"Grantor", "Grantees", and "Life Tenant" are used for singular or plural, as context requires.

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:

Witnesses:


Print Name: Derek Eisemann
P.O. Address: 2364 Fruitville Rd
Sarasota, FL 34237

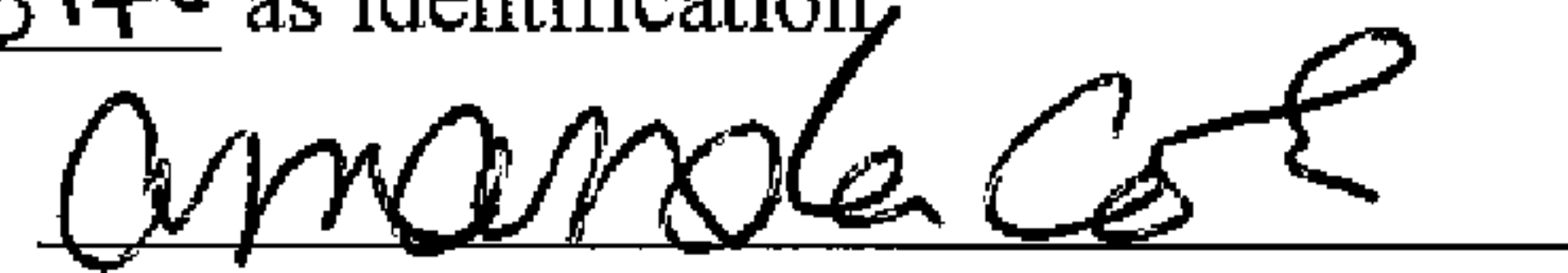

Print Name: Amanda Cole
P.O. Address: 2364 Fruitville Rd
Sarasota, FL 34237

Grantor:


LINA MAGGI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026 by LINA MAGGI, who is/are personally known to me or who has/have produced Canada passport & ID as identification.



Notary Public

My Commission Expires:

(SEAL)

