

6/8/2026 11:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3504153

Prepared by and Return To:

Bishop L. Toups

249 Nokomis Ave. S.

Venice, FL 34285

Tel. (941) 882-0731

Parcel ID#: 0437030013

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE DEED

(LADY BIRD DEED)

This indenture, made on June 5, 2026 by **Marc Lachance**, a single man, of 925 E. Kathy Ct., Venice, FL 34293 ("Grantor"), to **Marc Lachance**, a single man, of 925 E. Kathy Ct., Venice, FL 34293 ("Grantee"),

Witnesseth that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the Grantee, has GRANTED, SOLD, CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, a life estate without any liability for waste, with full power and authority in said life tenants to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. The life tenant shall also have full power and authority to revoke, amend, divest, replace, change, or otherwise alter the designation of the remaindermen without his joinder. Upon the death of the last life tenant, the remainder, if any, to: Marc Lachance.

Description of Property

Lot 33012, VENICE GARDENS, UNIT NO. 33, according to the plat thereof recorded in Plat Book 22, Page 36, of the Public Records of SARASOTA County, Florida.

This deed was prepared without the benefit of title insurance.

Note to Assessor 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 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

To Have and to Hold the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating

to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor and Grantee recognize no title search was conducted for this deed.

In Witness Whereof, the Grantor has executed this Enhanced Life Estate Deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: JOE GARDASIO

Witness Address: 249 Nokomis Ave S, Venice, FL 34285

Marc Lachance
Marc Lachance, Grantor

Witness: BISHOP TOWNS

Witness Address: 249 Nokomis Ave S, Venice, FL 34285

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence X or online ____, the undersigned authority, Marc Lachance, Grantor, who has produced DL thereby proving them to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as an Enhanced Life Estate Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and who signed such instrument in the presence of

JOSEPH GARDASIO, a witness who is personally known to me, and of

BISHOP TOWNS, a witness who is personally known to me.

Notary Public

