

6/8/2026 12:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504225

This instrument prepared by
and after recording return to:

Dana Laganella Gerling, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0082090008

Property Appraiser's Parcel
Identification Number(s)

ENHANCED LIFE ESTATE DEED

The Grantor, ANNE H. ANGERS, AKA SALLY ANNE ANGERS, a widowed woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, SALLY ANNE ANGERS, a single woman, whose mailing address is 4540 Bee Ridge Road, Sarasota, FL 34233, a life estate without any liability for waste, 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 derived therefrom, and upon the death of the surviving life tenant, the remainder, if any, to ELIZABETH J. KAUFMANN, a single women, whose mailing address is 4112 Maverick Avenue, Sarasota, FL 34233, and REBECCA A. PARRISH, a married woman, whose mailing address is 6820 Hughes Street, Longboat Key, FL 34228, to hold as Joint Tenants with Right of Survivorship, all of the Grantor's right, title and interest in and to certain property located in Sarasota County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

Lot 156, Unit 4, Siesta Isles, as per Plat thereof recorded in Plat Book
12, Page 8, of the Public Records of Sarasota County.

This property is the homestead of the Grantor. Preparer has conducted no title search and makes no representations regarding the status of the title of this property. The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on June 5, 2026.

Signed in the physical presence of:

Taylor Wilson
Printed Witness Name: Taylor Wilson
Address: 3525 Westminster Ct
Fort Collins, CO 80526

Anne H. Angers
Anne H. Angers AKA Sally Anne Angers
4540 Bee Ridge Road
Sarasota, FL 34233

William M. Schum
Printed Witness Name: William M. Schum
Address: 760 Coconut Ave #405
Sarasota, FL 34236

Two witnesses as to
Sally Anne Angers

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me on June 5, 2026, by Anne H. Angers AKA Sally Anne Angers.

Personally Known _____
Produced Identification D/L _____
Type of Identification FL D/L _____
☒ physical appearance or ☐ online notarization

Dia Wilson
Notary Public--State of Florida
Print Notary Name: Dia Wilson
My Commission Number is: 9126127 HH444090
My Commission Expires: 9/26/27

