

INSTRUMENT PREPARED BY:

Jason D. Quick Esq.
Harbor Disability Law
2033 Main Street, Ste 106
Sarasota, FL 34237

RETURN INSTRUMENT TO:

Jason D. Quick Esq.
2033 Main Street, Ste 106
Sarasota, FL 34237

This deed is prepared pursuant to information provided by the grantor. No representation as to warranty of title is made or implied by preparation of this deed.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077673 3 PG(S)

6/8/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504595

Doc Stamp-Deed: \$0.70

Space Above for Recorder's Use (Fla. Stat. § 695.26)

ENHANCED LIFE ESTATE DEED
(Special Warranty Deed)

THIS ENHANCED LIFE ESTATE DEED, is made on June 5, 2026, between LINDA LITTLE, a single woman, with an address of 245 Sovrano Road, Venice, FL, 34285 (the "Grantor") and LINDA LITTLE, as Trustee of the Linda Little living trust dated June 5, 2026, and any amendments thereto with an address of 245 Sovrano Road, Venice, FL, 34285 (the "Grantee Beneficiary").

WITNESSETH, that for the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee Beneficiary, the receipt and sufficiency of which are hereby acknowledged, the Grantor does transfer and convey the following described property situated in **Sarasota County, Florida** to the Grantee Beneficiary:

Lot 16, Block 101, VENEZIA PARK SECTION OF VENICE, according to the plat thereof, as recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0429120052

The Property described above is the homestead of Grantor as defined by the Constitution of the State of Florida and will remain as such. The purpose of this Special Warranty Deed is to create a life estate in the Grantor with the remainder in the Grantee Beneficiary for estate planning purposes. No title search has been performed on this property nor has a survey been conducted.

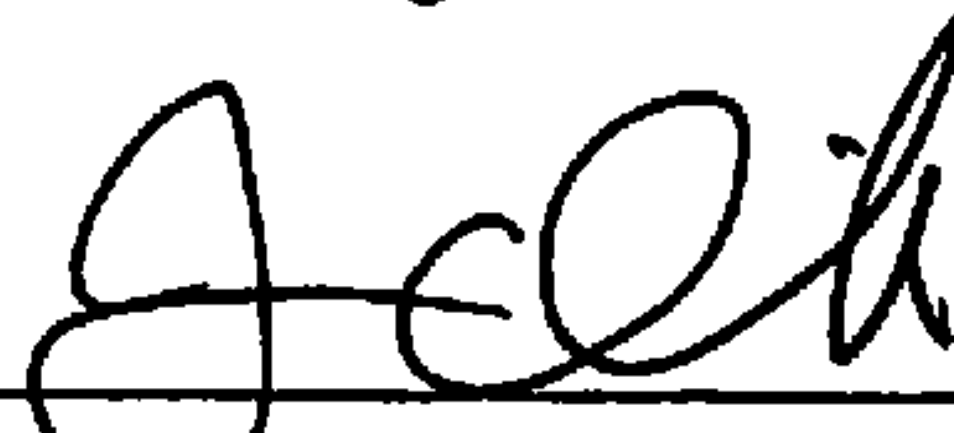
Grantor reserves a life estate in the above-described property during the Grantor's individual lifetime, along with an unrestricted power to commit waste, sell, convey, mortgage, lease, gift, divest the Grantee Beneficiary of their interest, and otherwise dispose of the property without any liability for waste, and with full power and authority in such Grantor to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described above, in fee simple, with

or without consideration, **without joinder** of the Grantee Beneficiary, and with full power and authority to retain any and all proceeds generated thereby.

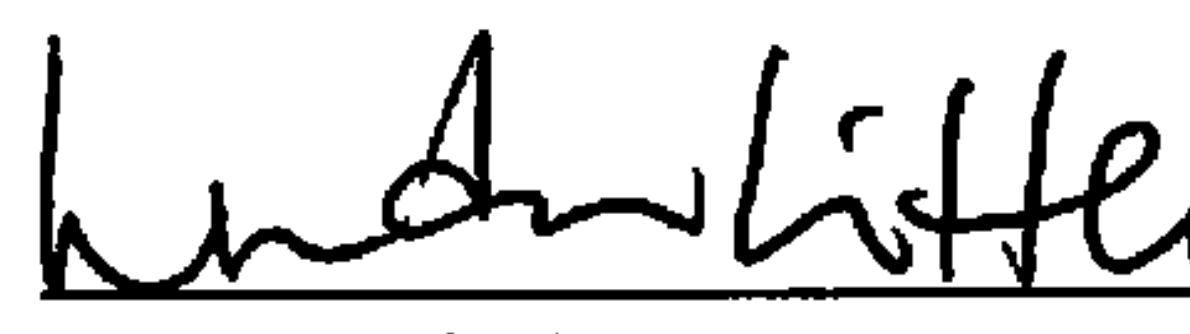
And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons when the claim is by, through, or under Grantor, but not otherwise, except as to reservations and exceptions described herein.

NOTE: THE GRANTOR RETAINS THE UNQUALIFIED RIGHT TO CHANGE THE GRANTEE BENEFICIARY AT ANY TIME AND FOR ANY REASON OR FOR NO REASON. NO JOINDER OF THE GRANTEE BENEFICIARY SHALL BE REQUIRED FOR ANY SUBSEQUENT TRANSFERS UNTIL THE DEATH OF THE LIFE TENANT. GRANTOR RETAINS THE RIGHT TO DEAL WITH THE PROPERTY IN ANY MANNER, INCLUDING THE EFFECTIVE REVOCATION AND/OR CHANGING OF THE GRANTEE BENEFICIARY OR OF THE REMAINDER INTEREST WITHOUT ANY JOINDER OF THE GRANTEE BENEFICIARY BEING NECESSARY. GRANTOR NEEDS NOT CONSULT WITH OR OBTAIN THE SIGNATURE(S) OF ANY GRANTEE BENEFICIARY TO DEAL WITH THE PROPERTY.

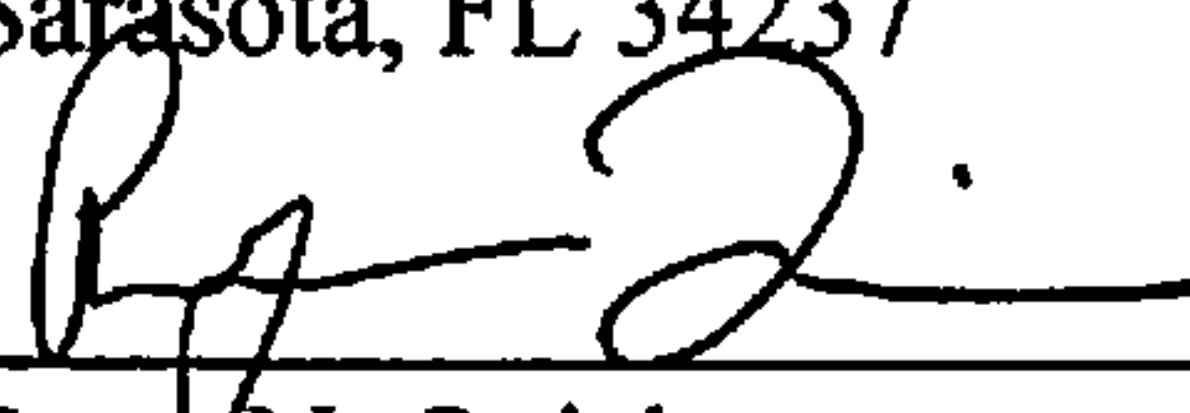
Signed, sealed and delivered in our presence:



Jason D. Quick
2033 Main Street, Ste 106
Sarasota, FL 34237



Linda Little



Ryan N. Quick
2033 Main Street, Ste 106
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 5 day of June, 2026, by Linda Little.

J. Quick

NOTARY PUBLIC

Notary Name (Print): Jason D. Quick

Notary Serial Number (if Any): HH 2940666

Commission Expiration Date (if Any):

07/27/2026

☐ Personally Known or ☒ Produced Identification

Type of Identification Produced: FL DL

