

Parcel ID#: 0028-01-1001

Recording Fee: \$19.20

Doc Fee: n/a

Return to:

Christine Caruzzo

2425 Twin Dr.

Sarasota, FL 34234

Prepared by:

Julie M. Jefferson

4207 S. Tamiami Tr.

Sarasota, FL 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078029 2 PG(S)
June 09, 2026 01:31:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



ENHANCED LIFE ESTATE DEED

This Deed is made on this 9th day of June, 2026, between the **Grantor, Christine Caruzzo**, a widow, residing at 2425 Twin Dr., Sarasota, FL 34234, and the **Grantee Beneficiary(ies), Giancarlo Caruzzo**, a married man, residing at 2425 Twin Dr., Sarasota, FL 34234.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged and subject to "Notes" below, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death: **Unit 1, ROLLING GREEN SOUTH, according to the Declaration of Condominium, recorded in Official Records Book 1439, Page 997, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 16, Page 43, and amendments thereto, of the Public Records of Sarasota County, Florida.**

Commonly known as: 2425 Twin Dr., Sarasota, FL 34234

NOTES:

1. It is the intention of the Grantor to create an **Enhanced Life Estate** reserving and preserving to the Grantor a life estate for the term of his life without any liability for waste and with full power and authority in said life to sell, gift, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantor reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, without consideration, signature or joinder of any remainderman being necessary, with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.
3. Upon the death of the Grantor/Life Tenant, the remainder, if any, will then be granted to the above **Grantee Beneficiary/remainderman**.
4. If the remainderman predeceases the Grantor, or otherwise ceases to exist, the remainderman shall not acquire a vested interest in the property; instead, all enumerated provisions shall continue to apply to this instrument and the Grantor's rights and powers set forth herein.
5. Grantor is responsible for all taxes during his lifetime.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: _____

Print Name: Christine Caruzzo

Capacity Grantor

STATE OF Florida

COUNTY OF Sarasota

On the 9th day of June, 2026, before me, Julie M. Jefferson, personally appeared Christine Caruzzo, who is either personally known to me or proved to me on the basis of F.D.L. to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.

Anna Rattledge

Witness: Sign

ANNA RATTLEGE

Print name

1826 EVANHOE ST

Street

SARASOTA FL 34231

City

State

Zip

Catherine Bechter

Witness: Sign

CATHERINE BECHTER

Print name

4215 S. TAMiami TRAIL

Street

SARASOTA FL 34231

City

State

Zip

WITNESS my hand and official seal.

Julie M. Jefferson

Notary Signature

My commission expires

[NOTARY SEAL]

