

6/9/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3505052

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Andrej Cuturic, Esq.
Cuturic Law, PLLC
801 E Venice Ave, Ste. 2
Venice, Florida 34285

Property Appraiser's Parcel Identification
No. 0754010036

(Space above this line reserved for recording office use only)

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on June 5, 2026, between:

Grantors: KEVIN ROY STEPHENS and ANNE LOUISE STEPHENS, husband and wife
Address: 20852 Cattail Blvd, Venice, Florida 34292

and

Life Tenants: KEVIN ROY STEPHENS and ANNE LOUISE STEPHENS, husband and wife
Address: 20852 Cattail Blvd, Venice, Florida 34292

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in the following Grantee remaindermen who shall own the Subject Property in equal shares as tenants in common:

1st Grantee: JOHN D. STEPHENS
Address: 20852 Cattail Blvd, Venice, FL 34292

2nd Grantee: LUKE B. STEPHENS
Address: 20852 Cattail Blvd, Venice, Florida 34292

WITNESSETH, that Grantors, 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 Grantees, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenants, the following described property:

Lot 36, STONEYBROOK LANDING, according to the Plat thereof, recorded in Plat Book 52, Page 47, of the Public Records of Sarasota County, Florida.

Situs Address: 20852 Cattail Blvd, Venice, FL 34292

This deed was prepared without the benefit of title examination or opinion.

TO HAVE AND TO HOLD, the Subject 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.

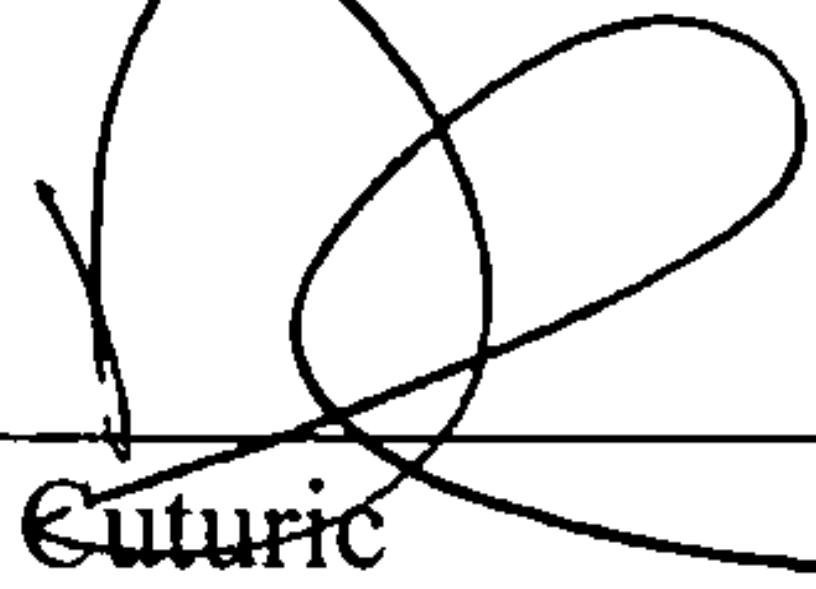
The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions 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.

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

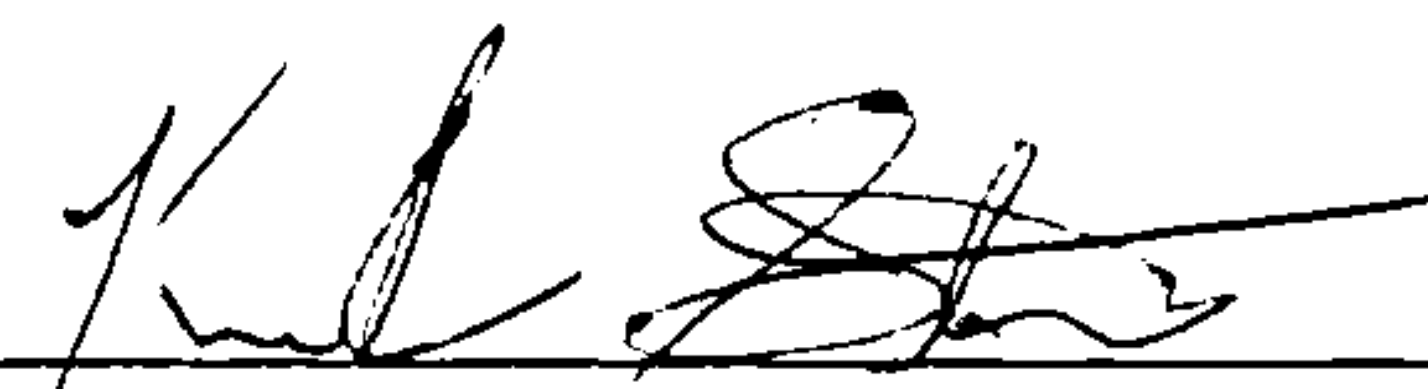
Life Tenants shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different Grantees. After the death of the first Grantor, the surviving Grantor may exercise alone any power reserved to the Grantor herein, including the right to cancel the interests of the remainder holders by further conveyance. It is the Grantors' intent that all rights retained by the Grantors under this deed are held by the Grantors as tenants by the entirety. The Grantees shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

Signed, Sealed and Delivered
in presence of

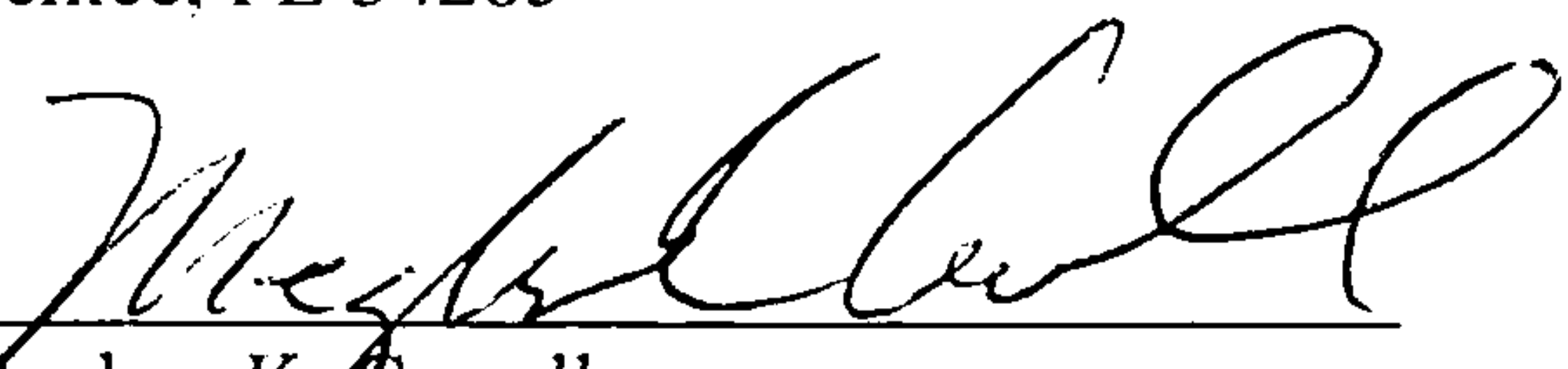


Andrej Cuturic



KEVIN ROY STEPHENS

801 E. Venice Ave., Ste. 2
Venice, FL 34285



Meghan K. Carroll



ANNE LOUISE STEPHENS

801 E. Venice Ave., Ste. 2
Venice, FL 34285

STATE OF FLORIDA

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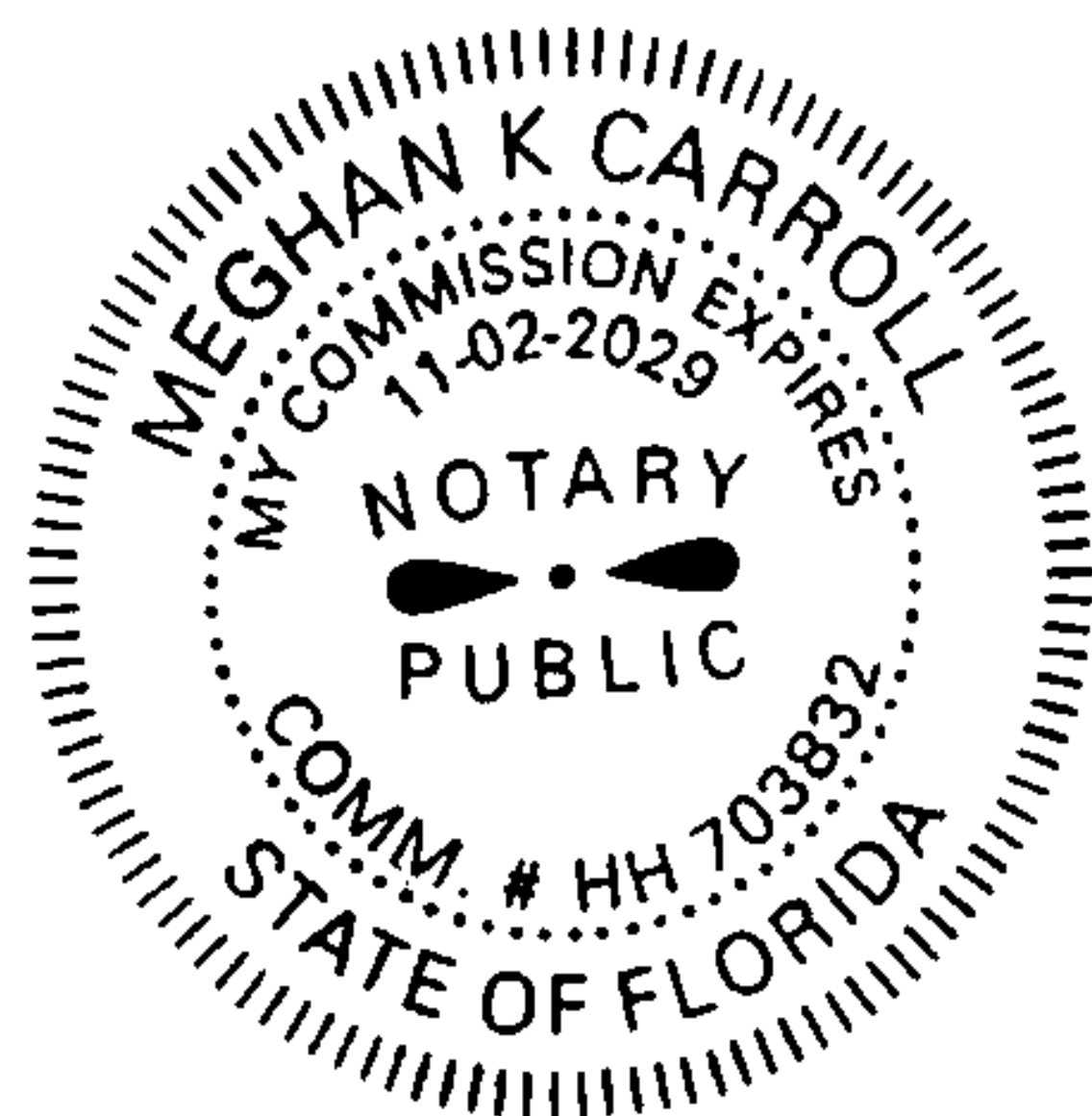
COUNTY OF SARASOTA

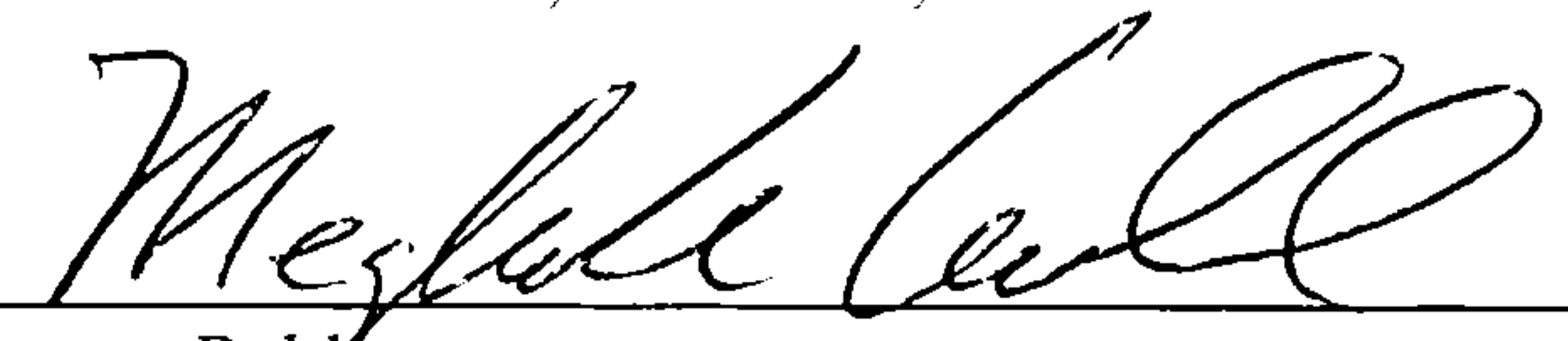
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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by KEVIN ROY STEPHENS, who ☐ is personally known to me or ☒ has produced FL DL (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by ANNE LOUISE STEPHENS, who ☒ is personally known to me or ☒ has produced FL DL (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on June 5, 2026.





Notary Public