

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078246 3 PG(S)

6/9/2026 3:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505093

**THIS INSTRUMENT WAS PREPARED BY
& IS TO BE RETURNED TO:**

Doc Stamp-Deed: \$0.70

Cyrus Malhotra, Esq.
THE MALHOTRA LAW FIRM, P.A.
3903 Northdale Boulevard, Suite 100E
Tampa, Florida 33624

Consideration: \$10.00
Documentary Stamp Tax: \$0.70
Parcel No: 0538050059

[Space Above This Line For Recording Data]

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 9 day of June, 2026 by and between **Anthony Cuva and Maria Cuva, husband and wife**, whose mailing address is 2621 Waterfront Cir., Sarasota, FL 34240 ("Grantor"), and **Anthony Cuva and Maria Cuva, husband and wife**, whose mailing address is 2621 Waterfront Cir., Sarasota, FL 34240, as Life Tenant "Grantee", reserving unto the Grantee, without liability for any waste, and with full power and authority to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, or divest or change remaindermen, in fee simple, with or without consideration, without joinder of the Remaindermen named herein, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the surviving Life Tenant, remainder of the property described herein to **Marisa Cuva, a married woman**, whose mailing address is 2120 33 Rd. 10d, Astoria, NY 11106, and **Frank Cuva, a single man**, whose mailing address is 2120 33 Rd. 10d, Astoria, NY 11106, as **joint tenants with right of survivorship**.

WITNESSETH that said Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to said Grantor in hand and paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS, and CONFIRMS** unto said Grantee, the following described properties located in **Sarasota County, Florida**, to wit:

Lot 59, MONTEREY AT LAKEWOOD RANCH, according to the map or plat thereof, as recorded in Plat Book 58, Page(s) 19 through 39, of the Public Records of Sarasota County, Florida.

Said property is the homestead of the Grantor under the laws and constitution of the State of Florida.

This deed was prepared without the examination of title.

TO HAVE AND TO HOLD, the same together with all tenements, hereditaments, and appurtenances hereto belonging or in anywise appertaining, and the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year written below.

Signed, Sealed, and Delivered
in the presence of (as to both signatories):

[Signature]
Anthony Cuva, Grantor

PLEASE ENSURE ALL WITNESSES ARE DISINTERESTED PARTIES (THEY ARE NOT NAMED ON THE DEED)

[Signature]
Witness #1 Signature

Kevin Harney
Printed Witness #1 Signature

4411 Bee Ridge Rd Sarasota, FL 34233
FULL Address Witness #1

[Signature]
Witness #2 Signature

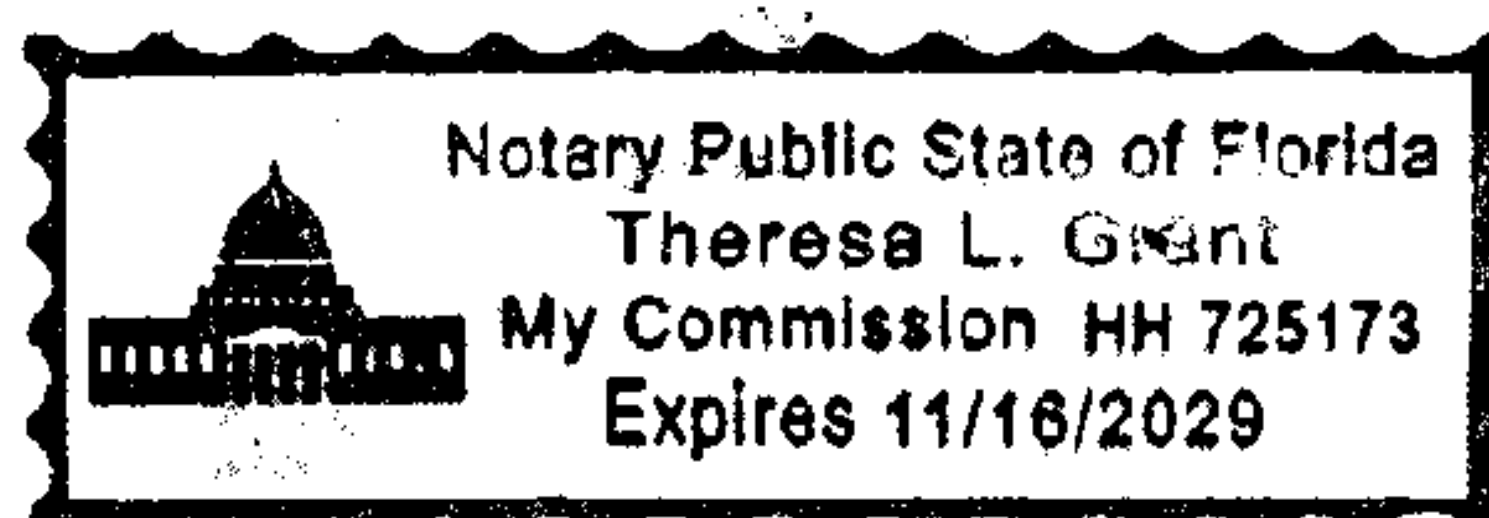
Melanie Gonzalez
Printed Witness #2 Signature

4411 Bee Ridge Rd Sarasota, FL 34233
FULL Address Witness #2

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence
(**appeared in person**) or ☐ online notarization, this 9 day of June, 2026, by
Anthony Cuva, who is ☐ personally known or ☒ produced Florida D.L. as
Identification.



SEAL

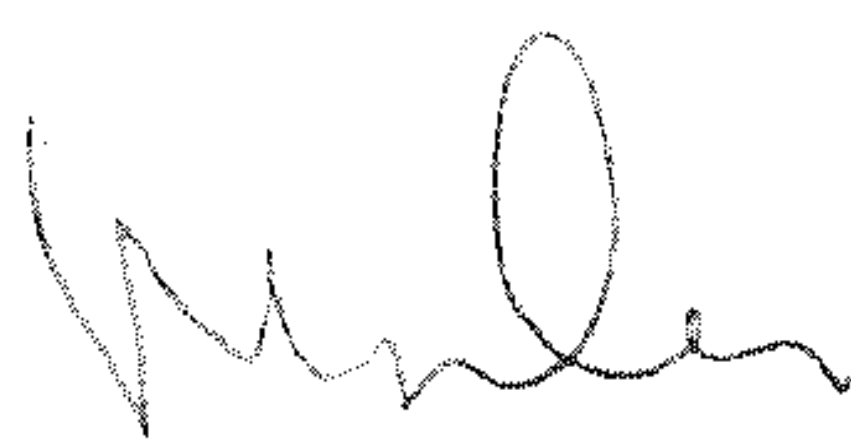
[Signature]
(Signature of person taking acknowledgment)

Theresa L Grant
(Name typed, printed, or stamped)

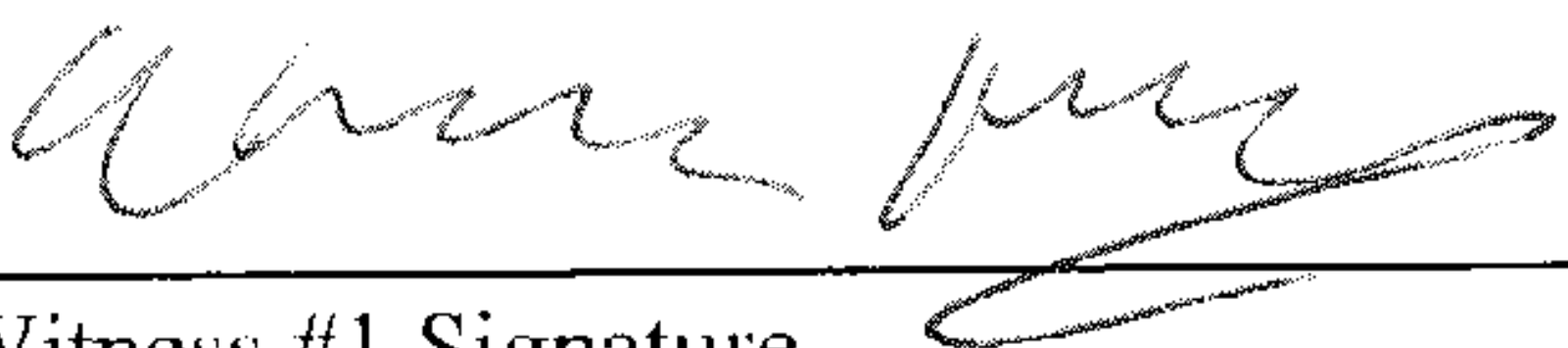
Notary Public
(Title or rank)

725173
(Serial number, if any)

Signed, Sealed, and Delivered
in the presence of (as to both signatories):

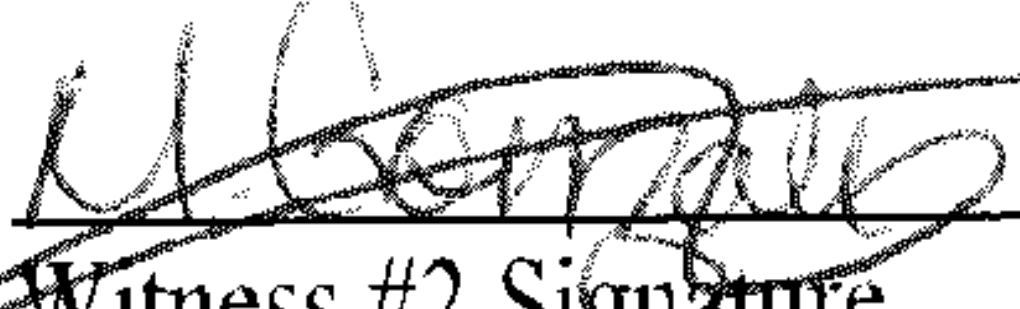

Maria Cuva, Grantor

PLEASE ENSURE ALL WITNESSES ARE DISINTERESTED PARTIES (THEY ARE NOT NAMED ON THE DEED)


Witness #1 Signature

Kevin Harney
Printed Witness #1 Signature

4411 Bee Ridge Rd Sarasota, FL 34233
FULL Address Witness #1


Witness #2 Signature

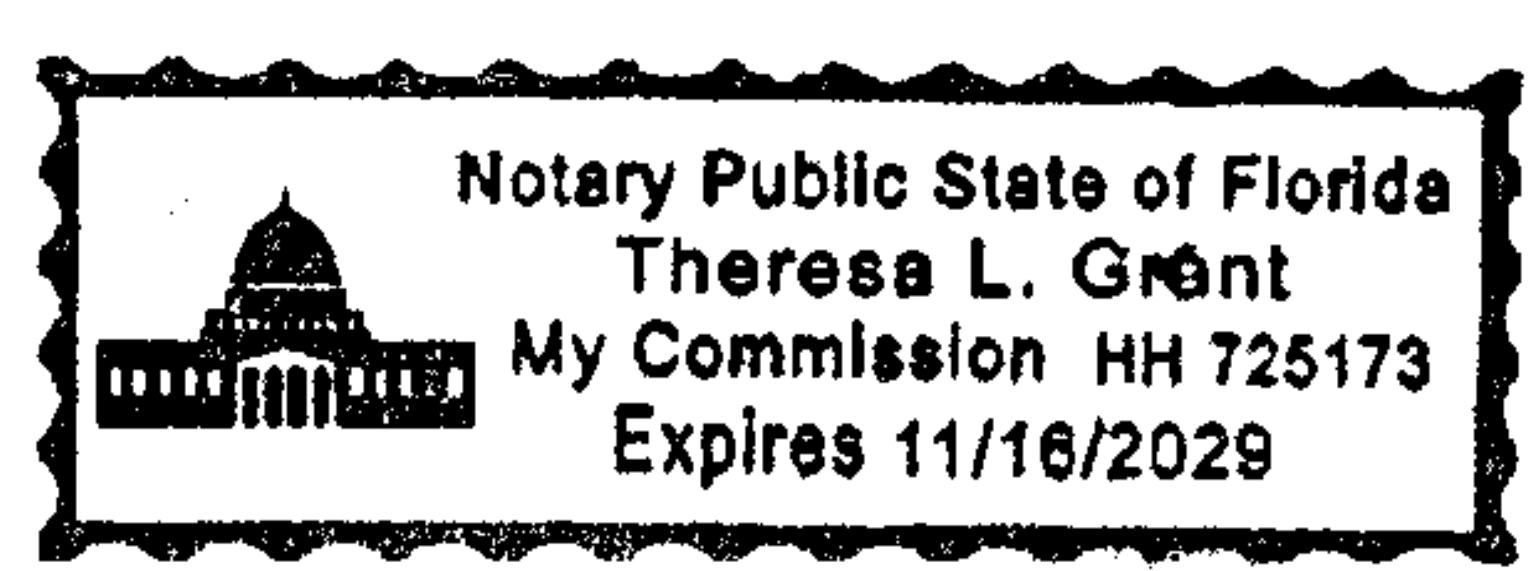
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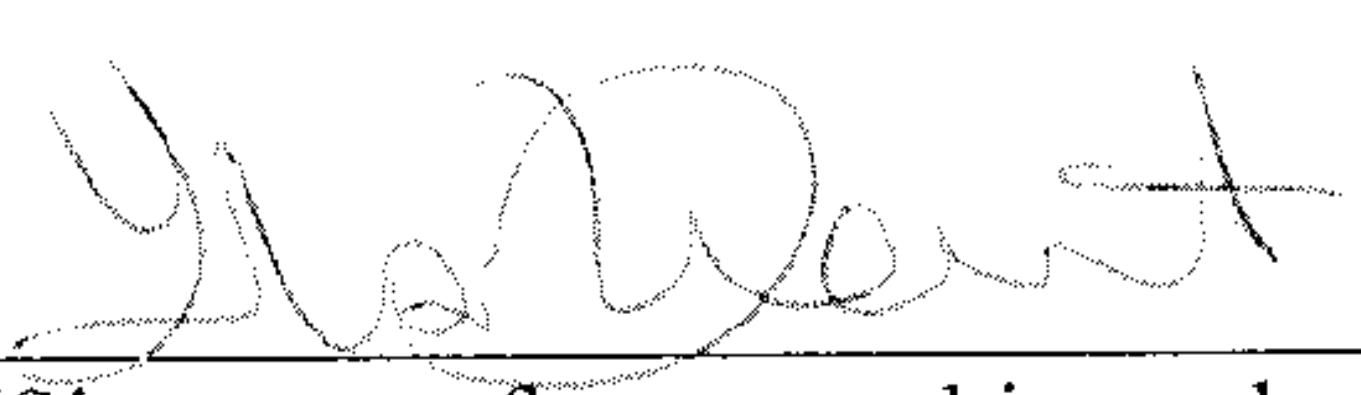
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence
(appeared in person) or ☐ online notarization, this 9 day of June, 2026, by
Maria Cuva, who is ☐ personally known or ☒ produced Florida D.L. as
Identification.



SEAL


(Signature of person taking acknowledgment)

Theresa L. Grant
(Name typed, printed, or stamped)

Notary Public
(Title or rank)

725173
(Serial number, if any)