

6/10/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505651

This instrument prepared by:
Joshua Perez, Esquire
BERLIN PATTEN EBLING PLLC
201 Center Road, Suite 210
Venice, Florida 34285
(941) 954-9991

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0980037816

LIFE ESTATE DEED

THIS LIFE ESTATE DEED is made this 10th day of June, 2026, by and between: MAXIM LUPASCO, whose post office address is 1380 Sandpiper Lane, Woodstock, Illinois 60098 (hereinafter called the "Grantor"); and TATIANA LUPASCO, a single woman, the Grantor's mother, as to a life tenancy, whose post office address is 4453 Ozark Avenue, North Port, Florida 34287 (hereinafter called the "Life Tenant").

(Wherever used herein, the terms "Grantor" and "Life Tenant" include all the heirs, legal representatives, and assigns of individuals, and the successors and assigns of entities.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey, and confirm unto the Life Tenant a life estate, for and during the term of the natural life of the Life Tenant, TATIANA LUPASCO, in and to the following described real property situated in the County of Sarasota, State of Florida, to wit:

Lot 16, Block 378, 10th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Pages 22, 22A through 22M, of the Public Records of Sarasota County, Florida.

Parcel ID: 0980037816

Property Address: 4453 Ozark Avenue, North Port, Florida 34287

The Grantor hereby certifies that the above-described property does not constitute the homestead of the Grantor, nor of the Grantor's spouse, under Article X, Section 4 of the Constitution of the State of Florida. The Grantor's homestead and primary residence is located at 1380 Sandpiper Lane, Woodstock, Illinois 60098, which is separate and distinct from the property conveyed herein.

The Life Tenant shall, during the term of the Life Tenant's natural life, be entitled to the full use, possession, income, rents, and profits of the property, and shall be responsible for the payment of all real property taxes, assessments, insurance, and ordinary maintenance and repairs thereon.

The Grantor reserves one-half undivided remainder interest to himself, his heirs and assigns, and one-half undivided remainder interest to his sister, SVETLANA BELEVA, a married woman, whose address is 25112 235th Way SE, Maple Valley, Washington 98038, **as tenants in common**, in and to the above-described property, to vest in possession upon the termination of the life estate.

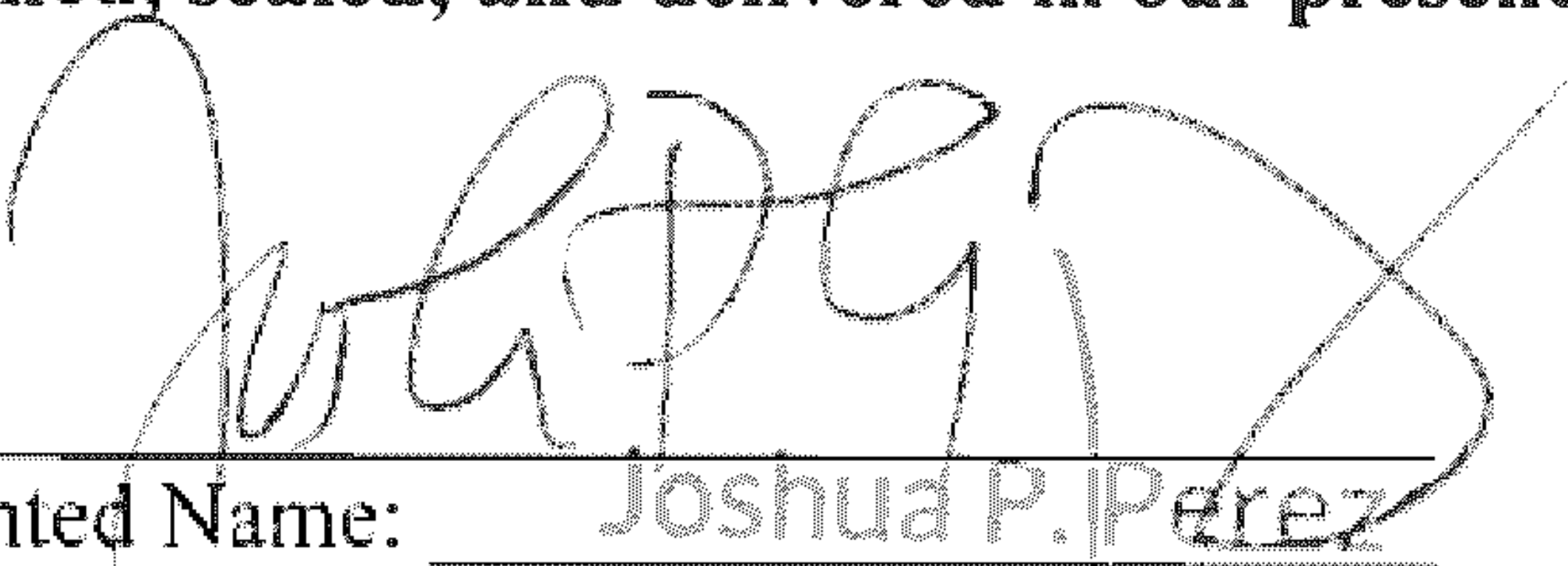
Upon the death of the Life Tenant, the life estate granted herein shall terminate, and fee simple title to the above-described property shall vest absolutely in the Grantor, MAXIM LUPASCO, his heirs and assigns, and SVETLANA BELEVA, **as tenants in common**, free and clear of the life estate.

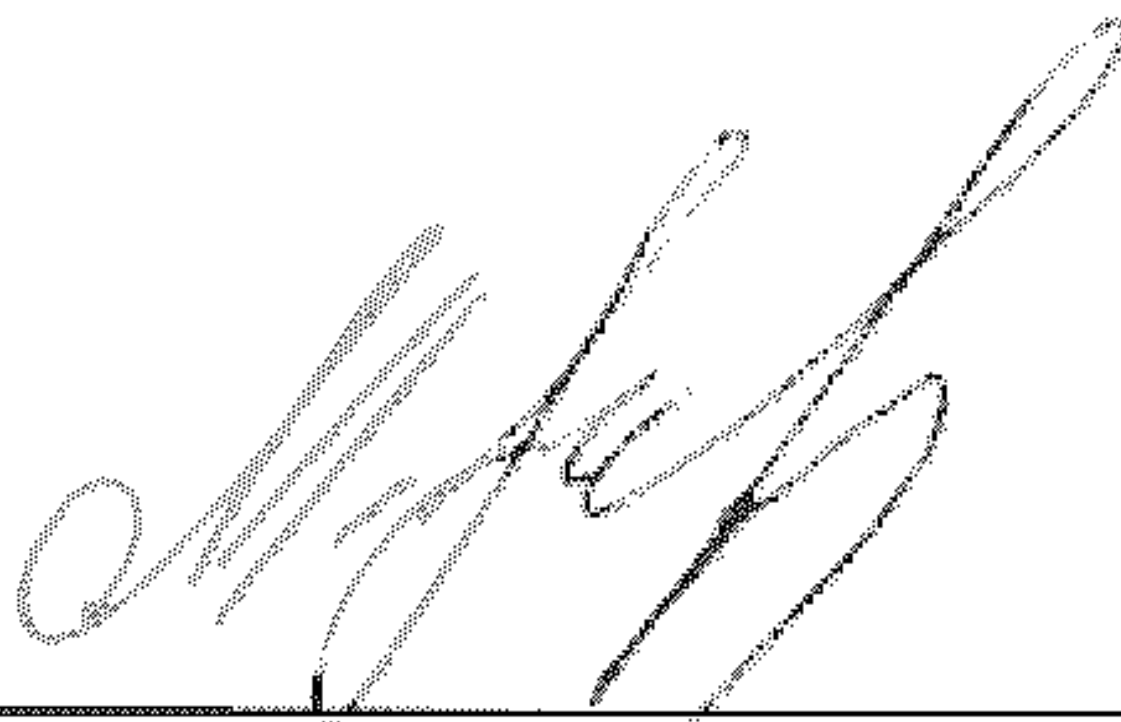
TO HAVE AND TO HOLD the same in fee simple forever, subject to the life estate reserved herein.

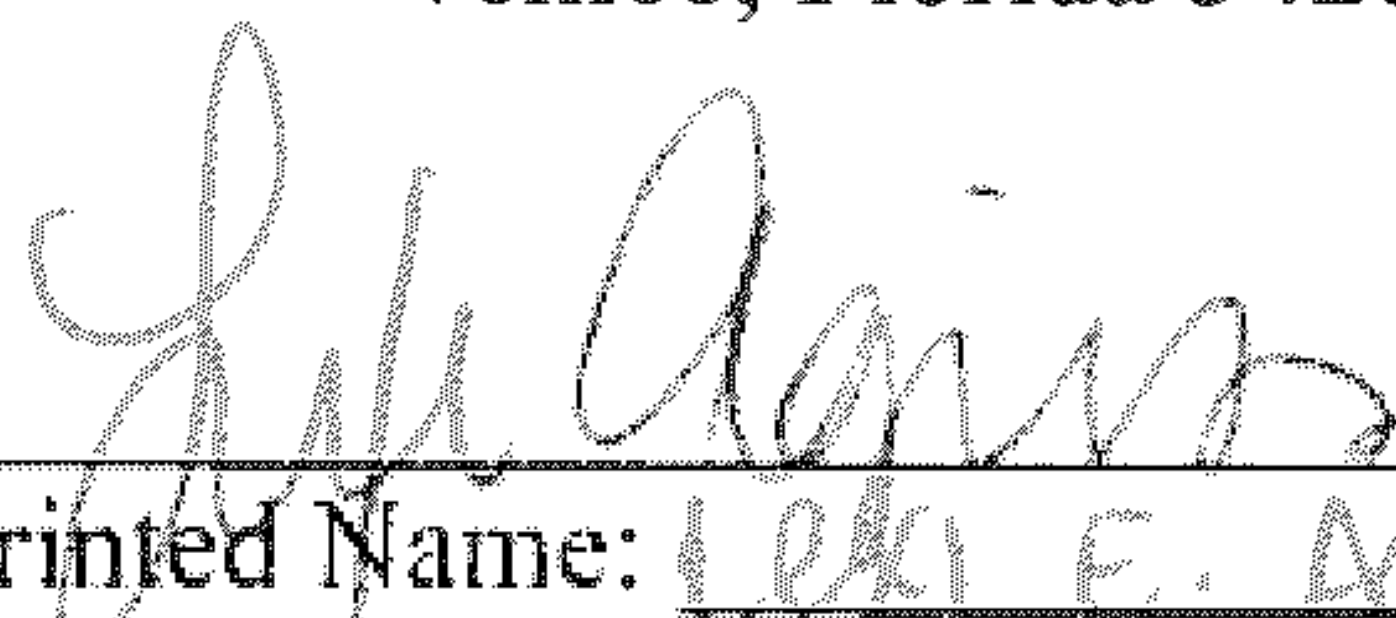
AND the Grantor hereby covenants with the Life Tenant that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land as aforesaid; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and except for easements, restrictions, and reservations of record, if any.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

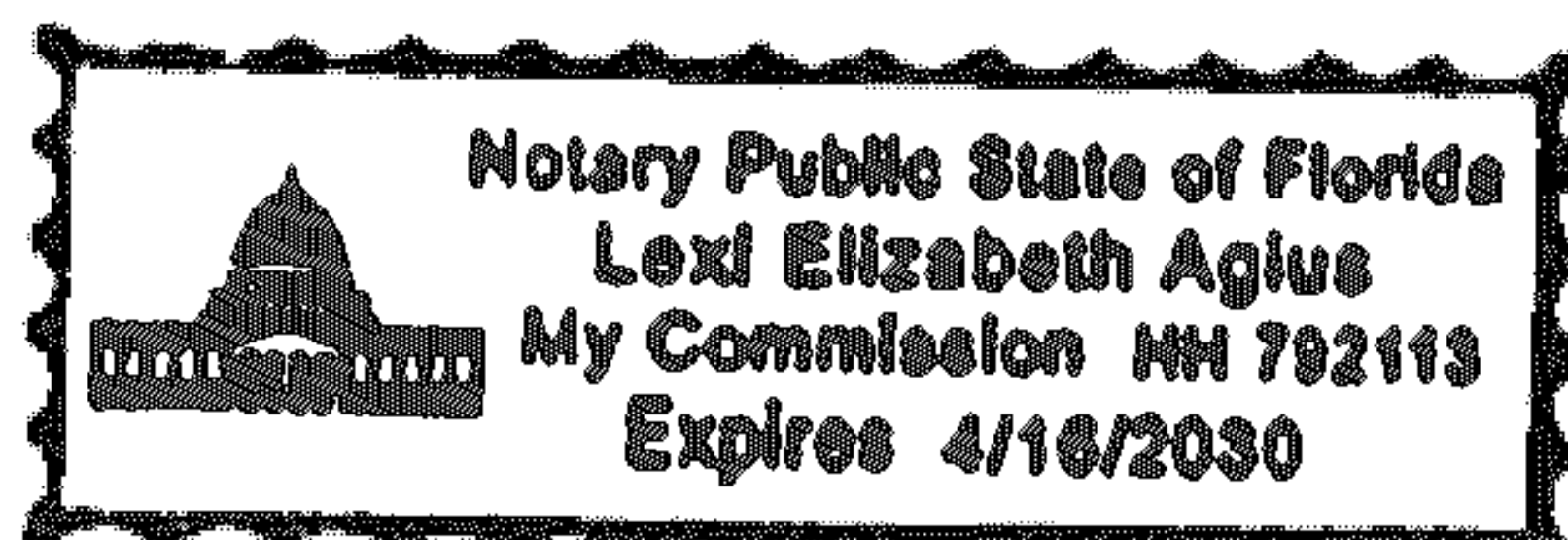

Printed Name: Joshua P. Perez
Address: 201 Center Road, Suite 210
Venice, Florida 34285


MAXIM LUPASCO
Address: 1380 Sandpiper Lane, Woodstock, Illinois 60098


Printed Name: Lexi E. Agius
Address: 201 Center Road, Suite 210
Venice, Florida 34285

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by **MAXIM LUPASCO**, a married man who is personally known to me or who has produced IL drivers license as identification.




Printed Name: Lexi E. Agius
Notary Public
My Commission Expires: April 16, 2030