

6/11/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505974

Record:

This instrument prepared by:

Stephen K. Boone, Esquire

BOONE, BOONE & BOONE, P.A.

P.O. Box 1596

Venice, FL 34284

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE

NOTE: There is no change in beneficial ownership, and therefore, no documentary stamp tax is owed.

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 9th day of June 2026, between **MARY JO MALONEY**, a single woman, whose post office address is 153 Palazzo Court, North Venice, Florida 34275, **Grantor**, and **MARY JO MALONEY**, a single woman, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to **HEATHER MARIE LESSARD and KRISTIN ANNE LESSARD**, as joint tenants with right of survivorship, whose post office address is 153 Palazzo Court, North Venice, Florida 34275, **Grantees**.

Grantor reserves unto herself for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her lifetime, the right, without the joinder or consent of the remainderman, to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantees, as Grantor in her sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantor further reserves unto herself, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

WITNESSETH: That said Grantor, for and in consideration of the sum of ----Ten ---- Dollars, love and affection, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida:

LOT 28 OF VENETIAN GOLF & RIVER CLUB PHASE 4C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 25, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID # 0373070280

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2026 and thereafter.

“Grantor” and “Grantee” are used for singular and plural, as the context requires.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor’s hands and seals the day and year first above written.

Witnesses:

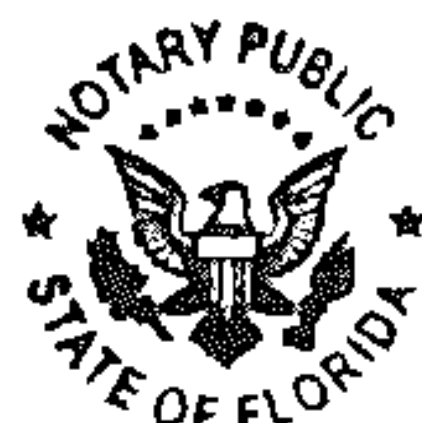
Sign Marzena Dyczewski
Print Marzena Dyczewski
1001 Avenida del Circo, Venice, FL 34285

Mary Jo Maloney
MARY JO MALONEY

Sign Jacqueline Baur
Print Jacqueline Baur
1001 Avenida del Circo, Venice, FL 34285

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2026, by **MARY JO MALONEY**, who is personally known to me or who produced FL DL as identification.



MARZENA DYCZEWSKI
Commission # HH 433187
Expires August 14, 2027

Marzena Dyczewski
Notary Public
Print Marzena Dyczewski

(Seal)