

This instrument prepared without
examination or opinion of title by:
Mary Lynn Desjarlais, Esquire
Desjarlais Law & Title
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231

6/11/2026 1:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506024

Doc Stamp-Deed: \$0.70

Tax Parcel ID: 0133020012
Documentary Stamps Paid: \$0.70

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Warranty Deed With Reservation of Life Estate

(Lady Bird Deed)

This Indenture, made June 9, 2026, between **Charles R. Demuth and Audrey S. Demuth, Husband and Wife**, of the County of Sarasota in the State of Florida, Grantor, whose post office address is 4149 Brookpointe Ct, Sarasota, FL 34238, and **S. Douglas Demuth, a Married Man**, Grantee, and whose post office address is 4149 Brookpointe Ct, Sarasota, FL 34238,

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, has granted, bargained, sold, and Conveyed to Grantee, his/her heirs and assigns forever, the following described land, to wit:

Lot 47, WILLOWBROOK SUBDIVISION, as per plat thereof recorded in Plat Book 41, Pages 38 through 38-C, of the Public Records of SARASOTA County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year

Notwithstanding the foregoing, Grantor does hereby expressly reserve and grant unto Grantor a life estate in and to the above described property 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 Grantor/Life Tenant shall have full possession, benefit, control and use of the described property, as well as the rents, issues, and profits from it, for and during Grantor/Life Tenant's natural lifetime. Grantor/Life Tenant retains the unqualified right to change the remaindermen at any time and for any reason or for no reason. No joinder of the remaindermen shall be required for any subsequent transfers until the death of Life Tenant. Grantor/Life Tenant retains the right to deal with the property in any manner, including the effective revocation and/or changing of the remaindermen or of the remainder interest, without any joinder of the remaindermen being necessary. Grantor/Life Tenant need not consult with or obtain the signatures of any remaindermen to deal with the property.

CD CD

This life estate shall terminate upon the death of both of the Grantor/Life Tenant, unless terminated prior to his/her death as provided herein. Upon the termination of this Life Estate, absolute ownership, with all the appurtenant and possessory rights and interests, shall vest in Grantees, unless Grantees' interest has been terminated pursuant to the provisions of this deed.

This deed is not given with the intent to or for the purpose of defrauding any creditors of the Grantor, nor does it render the Grantor insolvent or bankrupt.

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

Dated on June 9, 2026.

Signed, sealed and delivered in the presence of:

Witness Sign: Shalini Nair

Witness Print: Shalini Nair

Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

Witness Sign: Mary A. Panzegrat

Witness Print: Mary A. Panzegrat

Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

Charles R. Demuth
Charles R. Demuth

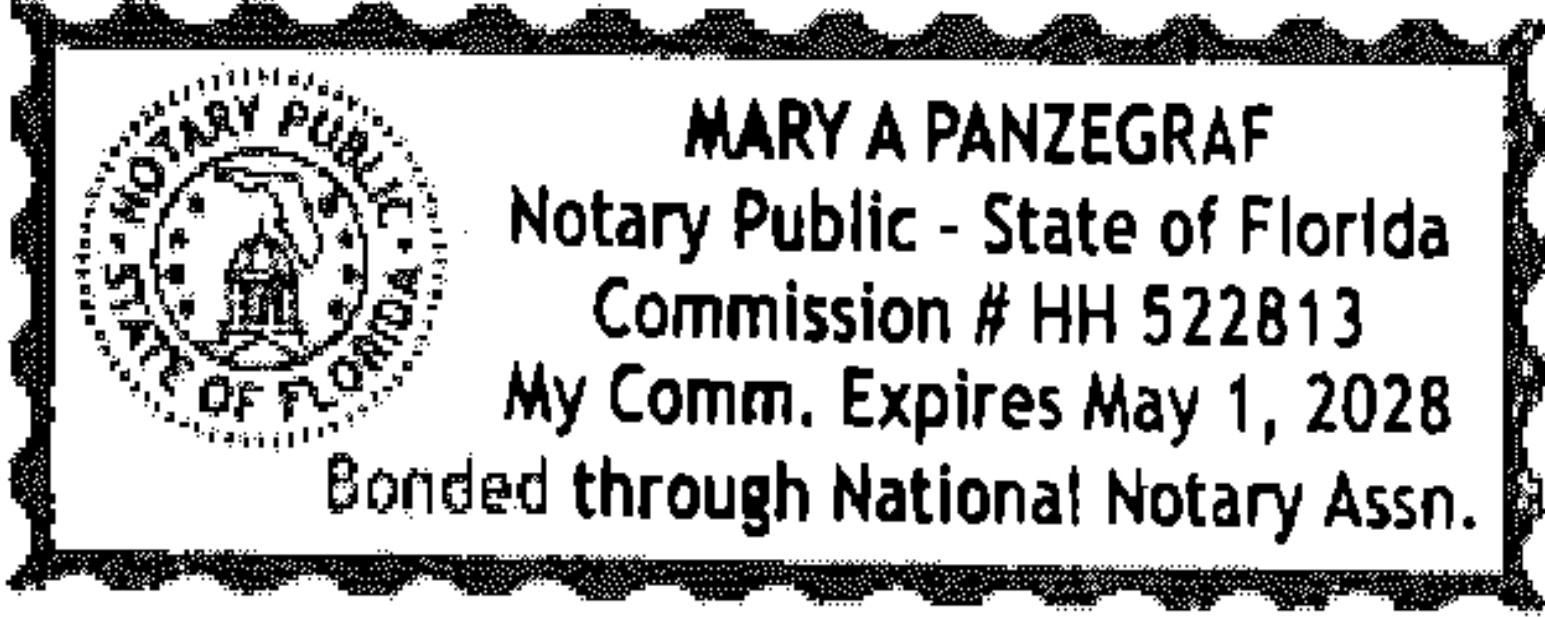
Audrey S. Demuth
Audrey S. Demuth

_____ [space below this line for acknowledgments] _____

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 9, 2026, by Charles R. Demuth and Audrey S. Demuth, ☐ who is personally known to me or ☒ who produced a Florida Driver's License as identification.



{notarial seal}

NOTARY PUBLIC:
Mary A. Panzegrat
Mary A. Panzegrat
(print or type name beneath signature line)
State of Florida at Large