

6/11/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506458

This instrument prepared by
and after recording return to:

Donna-Lee M. Roden, Esquire
Law office of Donna-Lee M. Roden
213 Harbor Drive North
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel
Identification Number: 01700160076

WARRANTY DEED

The Grantor, TIMOTHY DRISCHEL, a single person, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, RUSSELL PERRY DRISCHEL, whose mailing address is 5280 Albion Road, Venice, Florida 34293, all of the Grantor's right, title and interest in and to certain property located in Sarasota County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

Lot 9, Block 1, CITRUS HIGHLANDS, as per Plat thereof recorded
in Plat Book 8, Page 59, of the Public Records of Sarasota County,
Florida.

The Grantor reserves to himself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to himself the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in his sole discretion decides; to terminate the interest of the Grantee by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to himself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

THE PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

Signed on June 11, 2026.

Signed in the presence of:

Marilys V. Arko
Witness: Marily's V. Arko

Stanley Arko
Witness: Stanley Arko

Timothy Drischel
TIMOTHY DRISCHEL
632 Valencia Street
Nokomis, Florida 34275

Address of Marily's V. Arko: 1141 Riviera Street, Venice, Florida 34285

Address of Stanley Arko: 1141 Riviera Street, Venice, Florida 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on June 11, 2026, by TIMOTHY DRISCHEL.

Physical Presence ☒
Online Notarization ☐

Personally Known ☒
Produced Identification ☐
Type of Identification ☐

Donna Lee Roden
Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

