

Prepared by and when recorded return to:

Andrej Cuturic, Esq.
Cuturic Law, PLLC
801 E Venice Ave, Ste. 2
Venice, Florida 34285

**Property Appraiser's Parcel Identification
No. 0401020015**

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080223 3 PG(S)**

6/12/2026 1:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CSC Receipt # 3506708

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on JUNE 10, 2026, between:

Grantor: BARBARA HUTTON
Address: 741 Misty Pine Dr., Venice, Florida 34292

and

Life Tenant: BARBARA HUTTON
Address: 741 Misty Pine Dr., Venice, Florida 34292

Life Tenant shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, title shall immediately vest in the following Grantee remaindermen who shall own the Subject Property in equal shares as :

1st Grantee: BRADLEY J. HUTTON
Address: 1891 Potic Mountain Rd., Earlton, NY 12058

2nd Grantee: BRIDGET S. HUTTON
Address: 12130 Summergate Cir., Fort Myers, FL 33913

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenant, the following described property:

Lot 108, Sawgrass Unit 1, as per plat thereof recorded in Plat Book 38, pages 37, 37A thru 37R, of the Public Records of Sarasota County, Florida.

Situs Address: 741 MISTY PINE DR VENICE, FL, 34292

This deed was prepared without the benefit of title examination or opinion.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

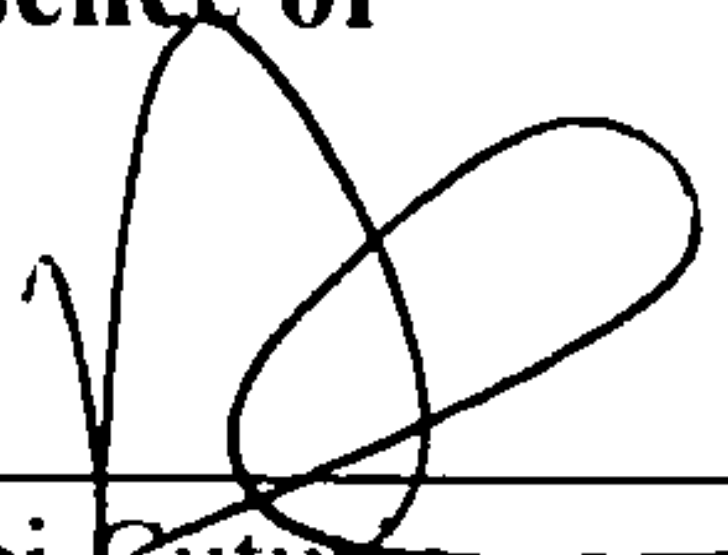
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

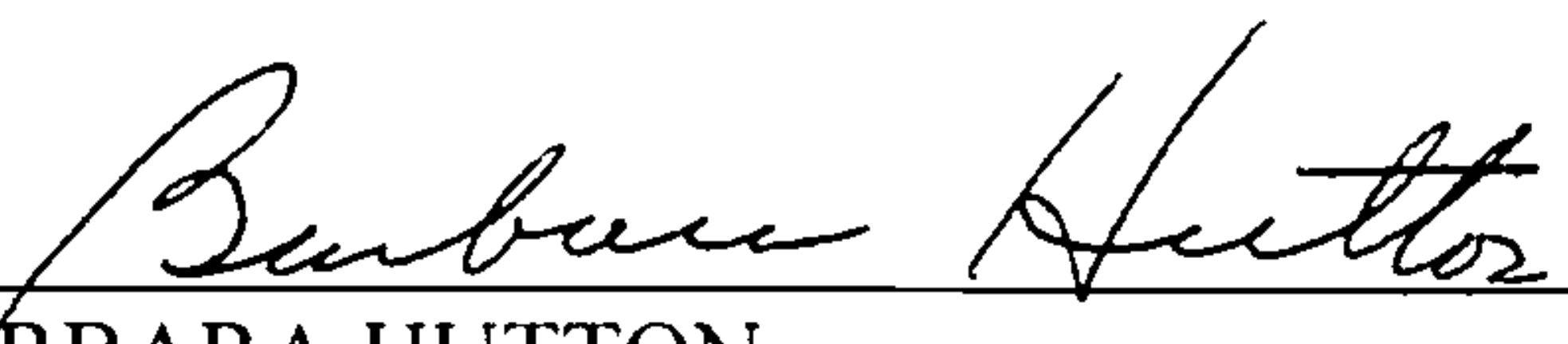
Life Tenant shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantees. The Grantees shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of the Life Tenant. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

Signed, Sealed and Delivered
in presence of



Andrej Cuture



BARBARA HUTTON

801 E. Venice Ave., Ste. 2
Venice, FL 34285



Meghan K. Carroll

801 E. Venice Ave., Ste. 2
Venice, FL 34285

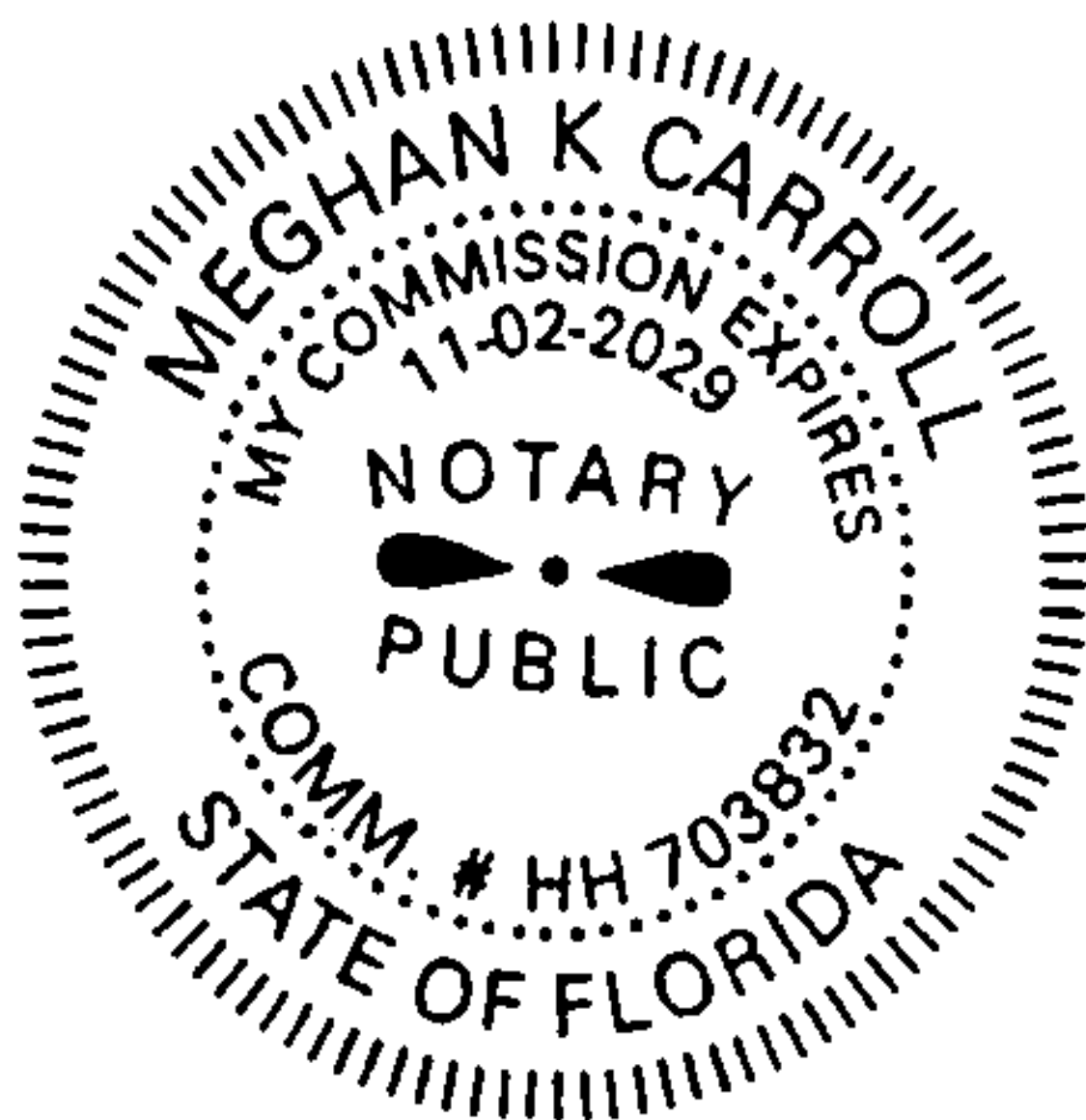
STATE OF FLORIDA

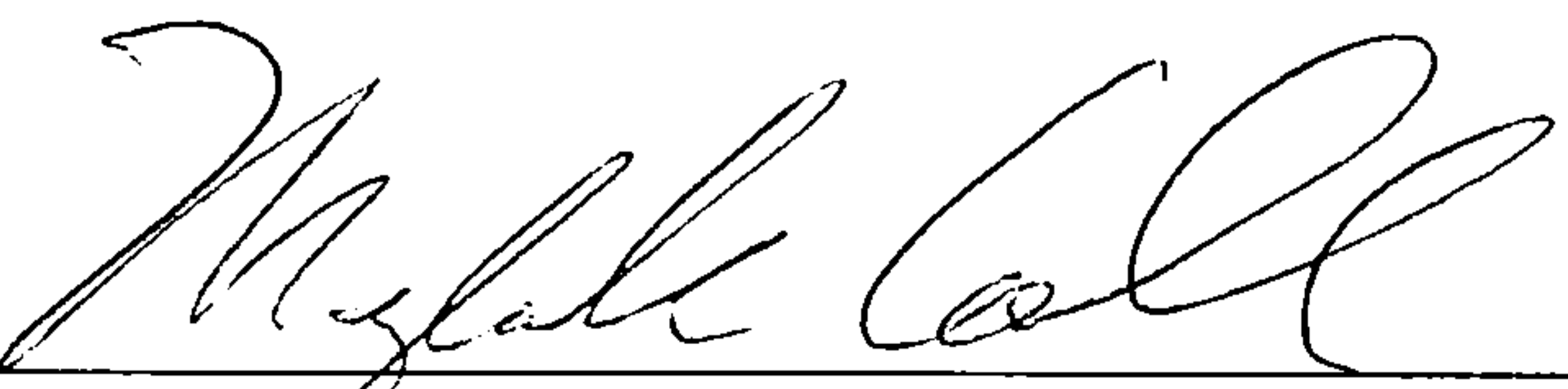
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COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by BARBARA HUTTON, who ☐ is personally known to me or ☒ has produced FL ID (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on JUNE 10, 2026.





Notary Public