

6/12/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506746

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF OR
OPINION OF TITLE BY, AND UPON RECORDING PLEASE RETURN TO:

DALLAS E. KLEMMER, ESQ.
QUARLES & BRADY LLP
1395 PANTHER LANE, SUITE 300
NAPLES, FLORIDA 34109

RECORDING FEE:
DOCUMENTARY STAMP TAX: \$0.70

PARCEL No.: 0780028900

*THIS DEED EVIDENCES A CONVEYANCE FOR NOMINAL CONSIDERATION AND, THEREFORE, ONLY MINIMUM
DOCUMENTARY STAMP TAXES ARE DUE.*

WARRANTY DEED (ENHANCED LIFE ESTATE)

THIS INDENTURE made this 10th day of June, 2026, by Richard A. Wilbert and Tamarah Ann Dicus Wilbert, husband and wife, whose mailing address is 20495 Granlago Drive, Venice, Florida 34293, of the County of Sarasota, in the State of Florida ("Grantors"), in favor of Richard A. Wilbert and Tamarah Ann Dicus Wilbert, husband and wife (as to an enhanced life estate, as more particularly described below), whose mailing address is 20495 Granlago Drive, Venice, Florida 34293, of the County of Sarasota, in the State of Florida, and then to Bryan E. Roppel, a single man, whose mailing address is 4488 Lynn Forest Drive, Gainesville, VA 20155, as remaindermen ("Grantees").

WITNESSETH, that Grantors, for and in consideration of the sum of *TEN and 00/100 DOLLARS (\$10.00)*, and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantees, and Grantees' successors and assigns forever, all of Grantors' interest in and to the following described land, situate, lying and being in Sarasota County, Florida, to wit ("Property"):

Lot 890 of GRAN PARADISO, PHASE 4-C, according to the Plat thereof, as recorded in Plat Book 50, Page 3, of the Public Records of Sarasota County, Florida.

Parcel Identification No. 0780028900

THIS IS THE GRANTORS' HOMESTEAD PROPERTY.

WITNESSETH, Grantors reserve to themselves, or the survivor thereof, for their lives, 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 reserve to themselves, or the survivor thereof, the following rights, exercisable without the joinder of the remaindermen 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 Grantors as enhanced life tenants in their, or the survivor thereof's, sole discretion decides; to terminate the interest of Grantees by the exercise of any right retained in this warranty deed, including the right to cancel this warranty deed by further conveyance to themselves, or the survivor thereof, or to anyone else.

TOGETHER with all the tenements, hereditaments and appurtenances thereof belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever upon expiration of the reserved life estate.

GRANTORS hereby covenants with Grantees that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; that Grantors hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; subject however, to the following:

- 1) ad valorem and non-ad valorem real property taxes for current and subsequent years;
- 2) zoning, building code and other use restrictions imposed by governmental authority;
- 3) outstanding oil, gas and mineral interests of record, if any.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence, as to both:

WITNESSES:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

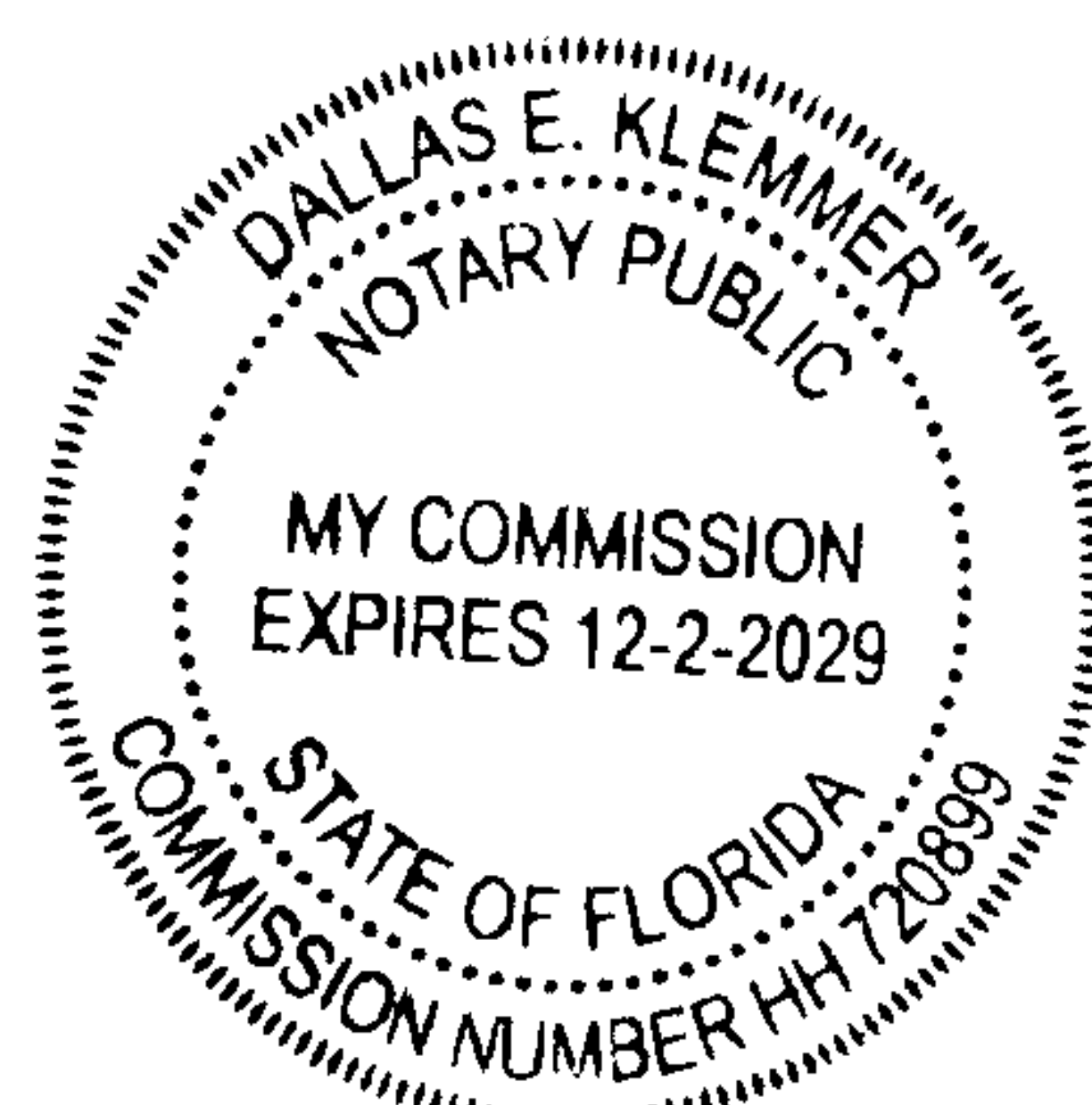
Witness #2 Printed Name

Witness #2 Address

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or by ☐ online notarization, on this 10th day of June, 2026, by Richard A. Wilbert and Tamarah Ann Dicus Wilbert, husband and wife, who ☒ are personally known to me or who ☐ have produced _____ as identification.

(SEAL)



GRANTORS:

Richard A. Wilbert
Richard A. Wilbert

Tamarah Ann Dicus Wilbert
Tamarah Ann Dicus Wilbert

Notary Public Signature

Print Name: _____

My Commission Expires: _____