

6/15/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507421

PREPARED BY & RETURN TO:

T. Thomas Shirley
Dunkin & Shirley, P.A.
Attorneys
170 West Dearborn Street
Englewood, Florida 34223
941-474-7753

Enhanced Life Estate Deed Doc Stamp-Deed: \$0.70

THIS INDENTURE made on this 15th day of June, 2026, between **Grace Yodice, a married woman**, whose post office address is 10177 Colubrina Drive, Venice, Florida 34293, **GRANTOR**, **reserving a life estate** without any liability for waste, with full power and authority to sell, convey, re-convey the property to herself, to change the remaindermen, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the Grantee, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor as the life tenant, the remainder, if any, to **Danielle Carini, Allison Kelly and Nicole Rhodes, joint tenants with rights of survivorship**, whose post office address is 10177 Colubrina Drive, Venice, Florida 34293, **GRANTEES**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and the grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, County, Florida to-wit:

Lot 4, Block 23, Manasota Gardens, a subdivision in Sarasota County, Florida, as recorded in Plat Book 7, Page 48, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0475090014

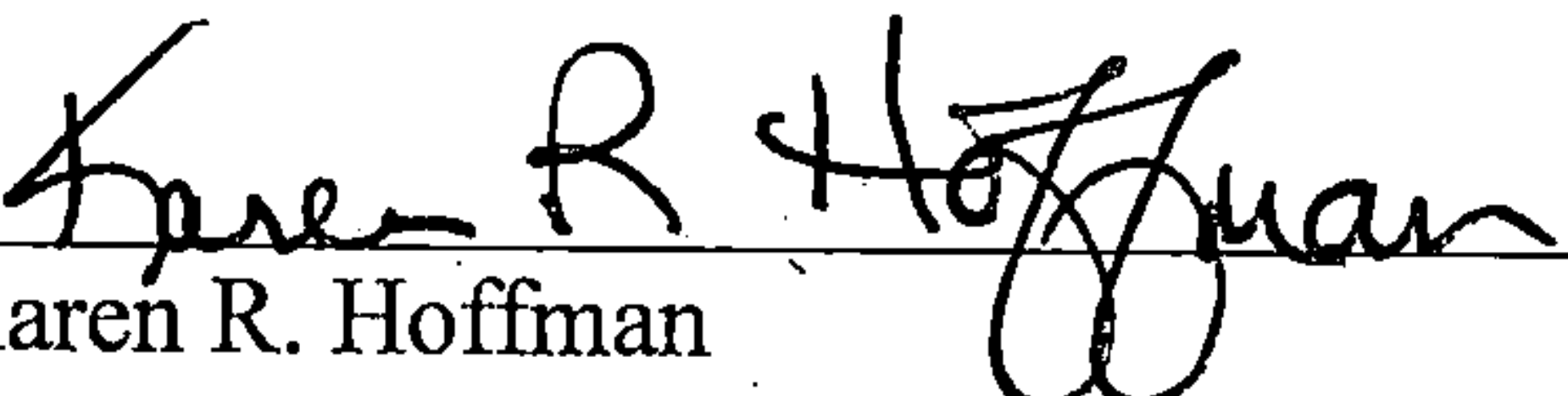
Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

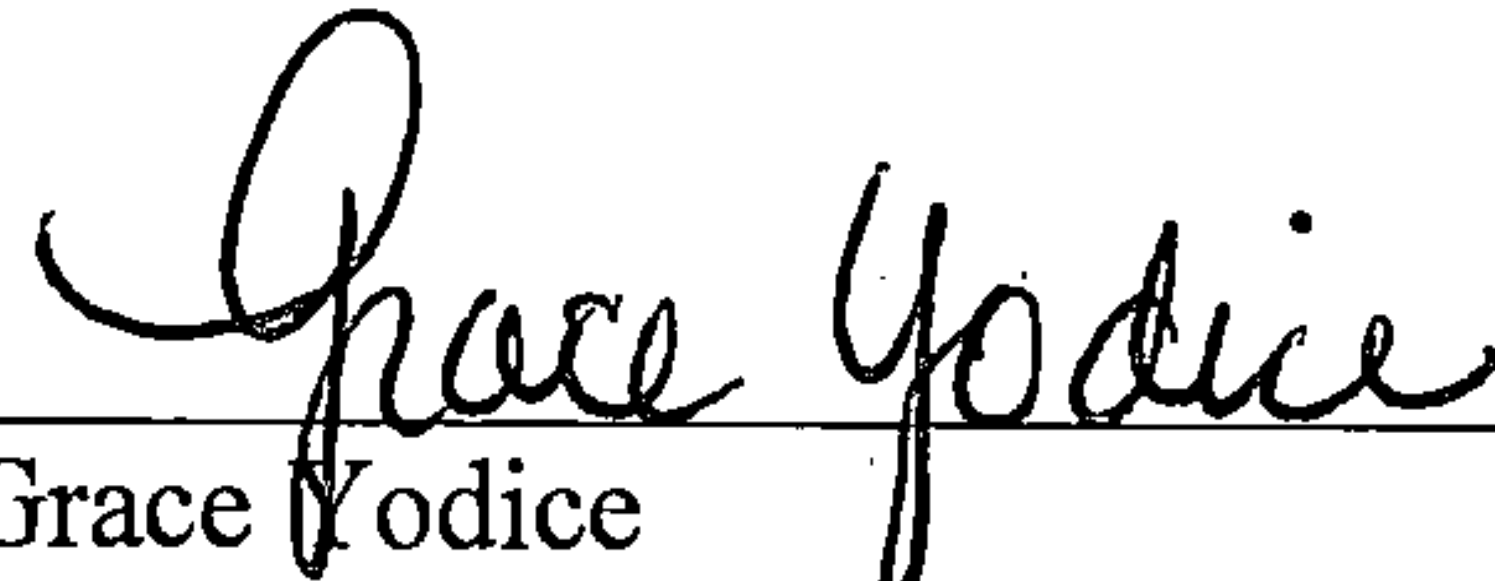
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

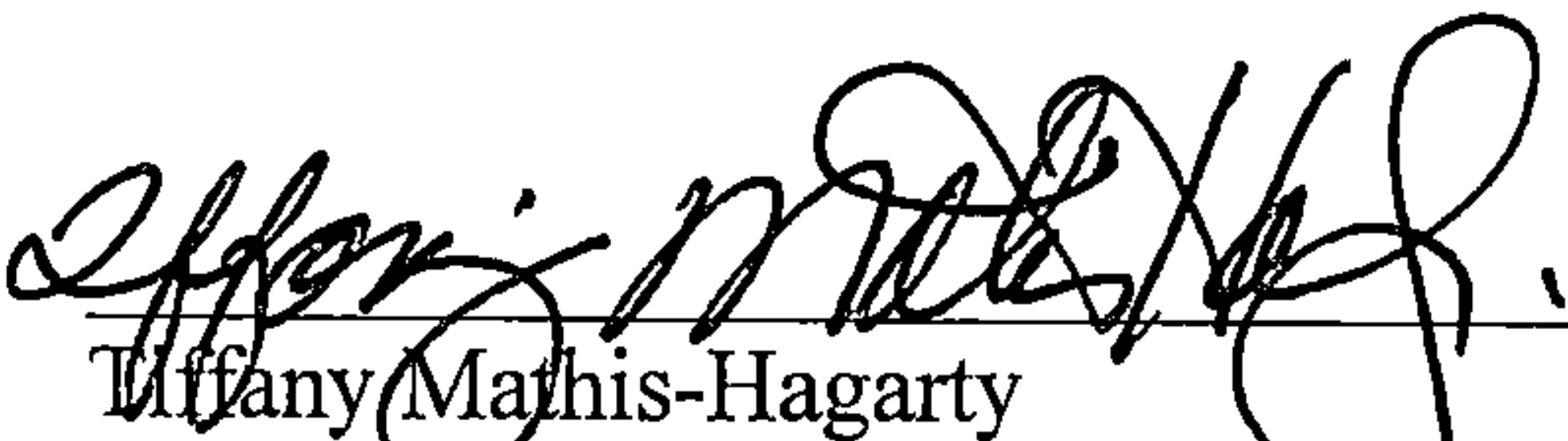
THIS INSTRUMENT HAS BEEN PREPARED
BASED UPON INFORMATION PROVIDED BY
THE CLIENTS AND NOT BY EXAMINATION
OF TITLE

In Witness Whereof, the said party of the first part has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered
In the presence of:


Karen R. Hoffman
170 W. Dearborn St., Englewood, FL 34223


Grace Yodice


Tiffany Mathis-Hagarty
170 W. Dearborn St., Englewood, FL 34223

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2026 by Grace Yodice, who ☐ is personally known to me or who ☒ has produced Florida driver's licenses as identification.

Notary Seal


TRACY THOMAS SHIRLEY
Notary Public

