

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081118 2 PG(S)

6/15/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3507445

This document was prepared by:

Kevin G. Staas, Attorney

Staas Law Group, PLLC

801 E. Venice Avenue, Suite 2

Venice, FL 34285

941-408-8555

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0772010004

Consideration: \$ 0.00

Documentary Stamps: \$ 0.70

Recording Charges: \$18.50

Indexing \$ 4.00

Total: \$23.20

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:

This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED

(Enhanced Life Estate)

This Indenture, made this 15th day of June 2026, between **SCOTT A. CROW**, a single man, and **GLORIA A. HANSEN**, a single woman, as tenants in common, whose address is 11848 De Miranda Avenue, North Port, Florida 34287, Grantor and **SCOTT A. CROW**, a single man, and **GLORIA A. HANSEN**, a single woman, as joint tenants with rights of survivorship, whose address is 11848 De Miranda Avenue, North Port, Florida 34287, Grantee, as to a life estate interest, without any liability for waste, and with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below, in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **MATTHEW ALAN CROW**, whose address is 8371 Norbert Avenue, North Port, Florida 34287, **ROBERT WESLEY HANSEN, JR.**, whose address is 9194 River Road, Marcy, New York 13403, **WILLIAM KRIST HANSEN**, whose address is 105 Rockingham Way, #5823, Ellijay, Georgia 30540, and **ALEXIS BROOK HANSEN**, whose address is 2635 Bellview Road, Pikeville, Tennessee 37367, as tenants in common.

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

Lots 17, 18, & 19, Block A, WARM MINERAL SPRINGS, UNIT NO. 57, according to the Plat thereof, recorded in Plat Book 8, Page 14, of the Public Records of Sarasota County, Florida.

Street Address: 11848 De Miranda Avenue, North Port, Florida 34287

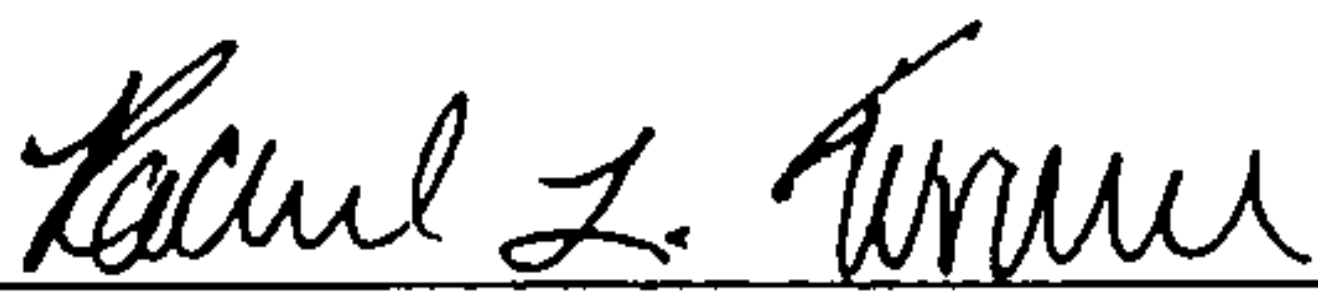
Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN
IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

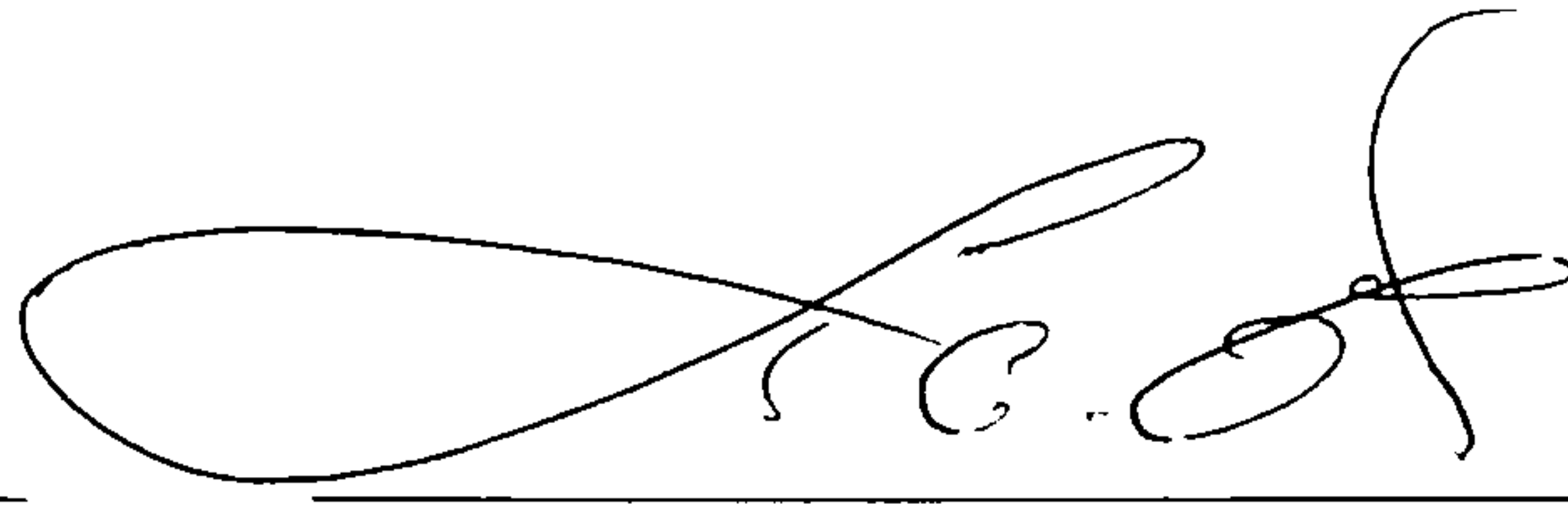
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

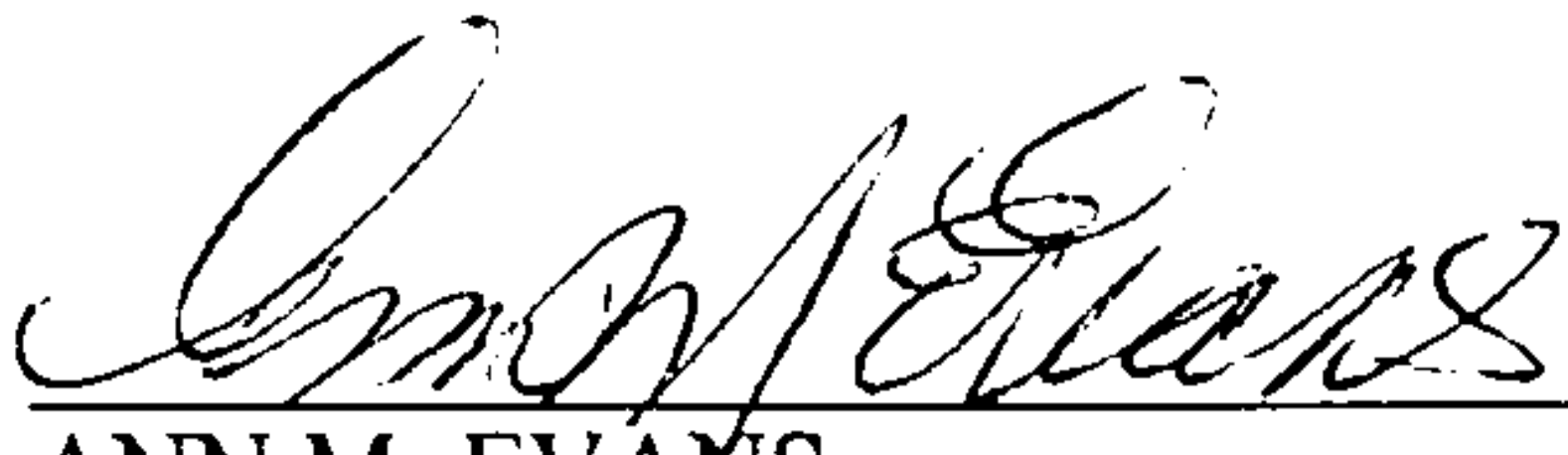
WITNESSES:



RACHEL L. TURNER
801 E. Venice Avenue, Suite 2
Venice, Florida 34285



SCOTT A. CROW



ANN M. EVANS
801 E. Venice Avenue, Suite 2
Venice, Florida 34285



GLORIA A. HANSEN

STATE OF FLORIDA

§
§
§

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence on June 15, 2026, by **SCOTT A. CROW** and **GLORIA A. HANSEN**, who produced driver's licenses issued by Florida that contained their photographs and signatures as identification.



KEVIN G. STAAS
Notary Public, State of Florida



KEVIN G. STAAS
Commission # HH 499954
Expires June 30, 2028