

6/16/2026 12:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508063

Record:

This instrument prepared by:

Stuart S. Boone, Esquire

BOONE, BOONE & BOONE, P.A.

P.O. Box 1596

Venice, FL 34284

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 16 day of June, 2026 between **JOHN DZIUBA** and **JANET M. DZIUBA**, husband and wife, whose post office address is 315 Rio Terra, Venice, FL 34285, **Grantors**, and **JOHN DZIUBA** and **JANET M. DZIUBA**, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to **JENNIFER THOMPSON, JESSICA LARSON, and JOHN R. DZIUBA**, as joint tenants with right of survivorship, whose post office address is 315 Rio Terra, Venice, FL 34285, **Grantees**.

Grantors reserve unto themselves for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserves unto themselves, for and during their lifetime, the right, without the joinder or consent of the remaindermen, to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantees, as Grantors in their sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantors further reserve unto themselves, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the Grantors, if the property described herein has not been previously disposed of prior to Grantors' death, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

WITNESSETH: That said Grantors, for and in consideration of the sum of ----Ten ---- Dollars, love and affection, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida:

NOTE: There is no change in beneficial ownership, and therefore, no documentary stamp tax is owed.

Lot 96, BELLAGIO ON VENICE ISLAND, according to the plat thereof recorded in Plat Book 41, Pages 29, 29A through 29H, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID #0430010058

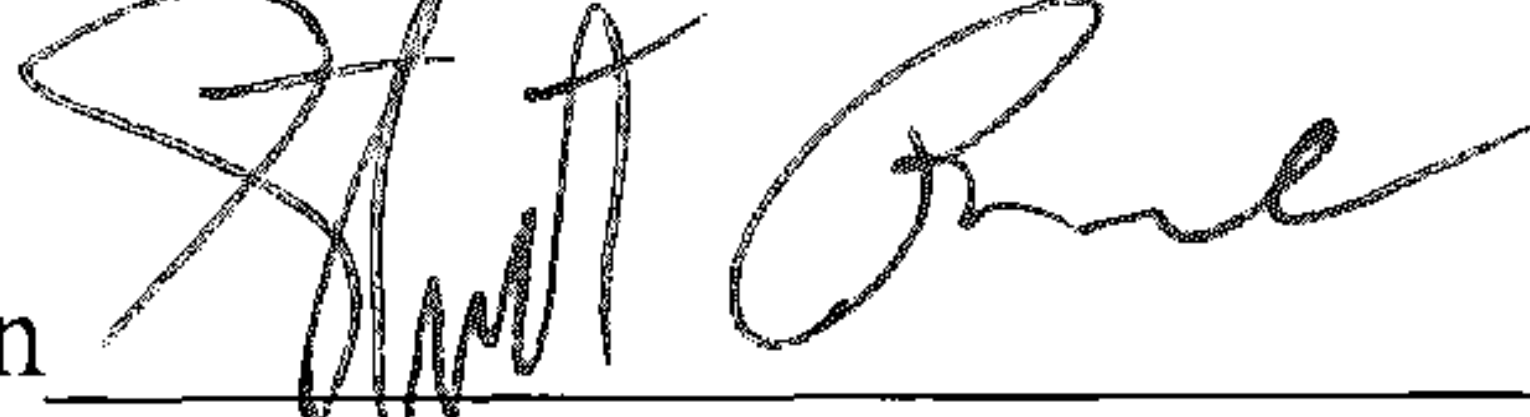
Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2026 and thereafter.

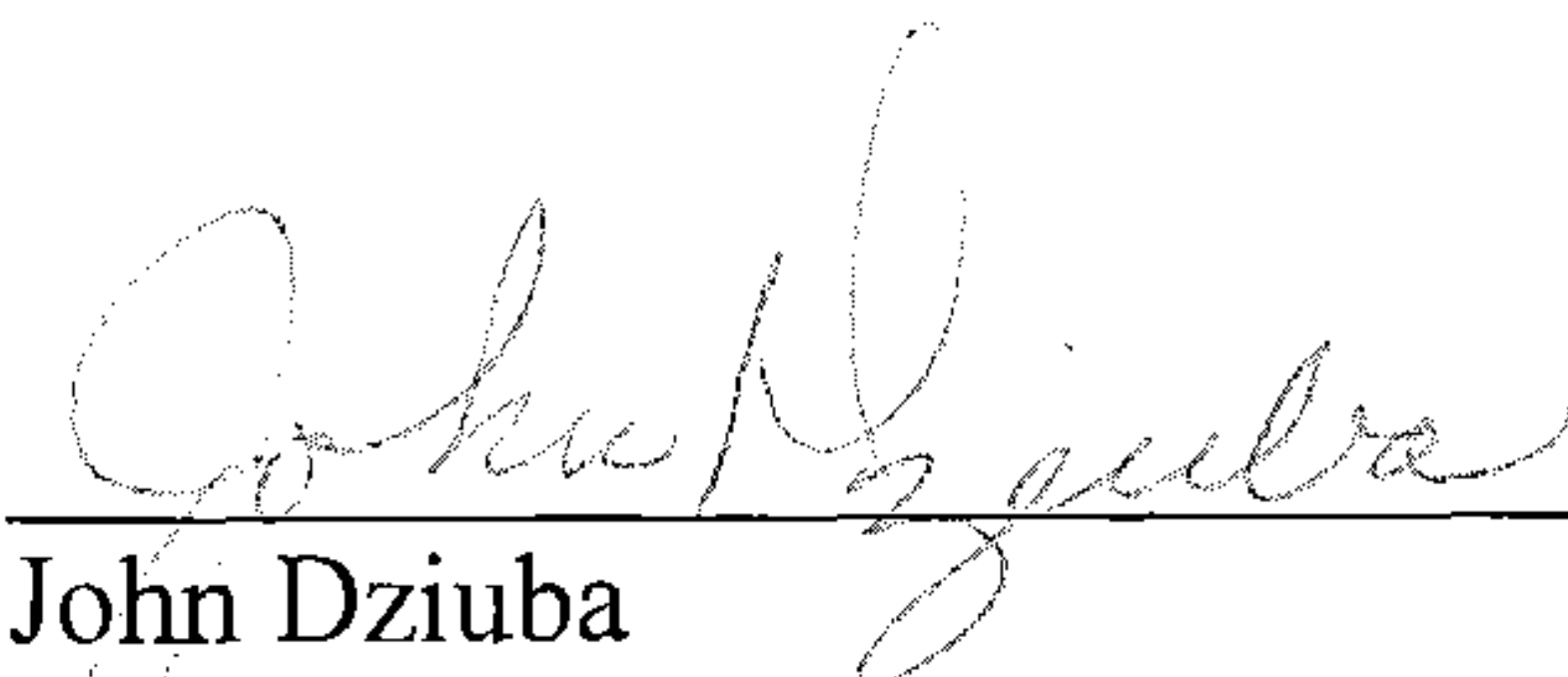
“Grantor” and “Grantee” are used for singular and plural, as the context requires.

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

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

Witnesses:

Sign 
Print Stuart S. Boone
1001 Avenida del Circo, Venice, FL 34285

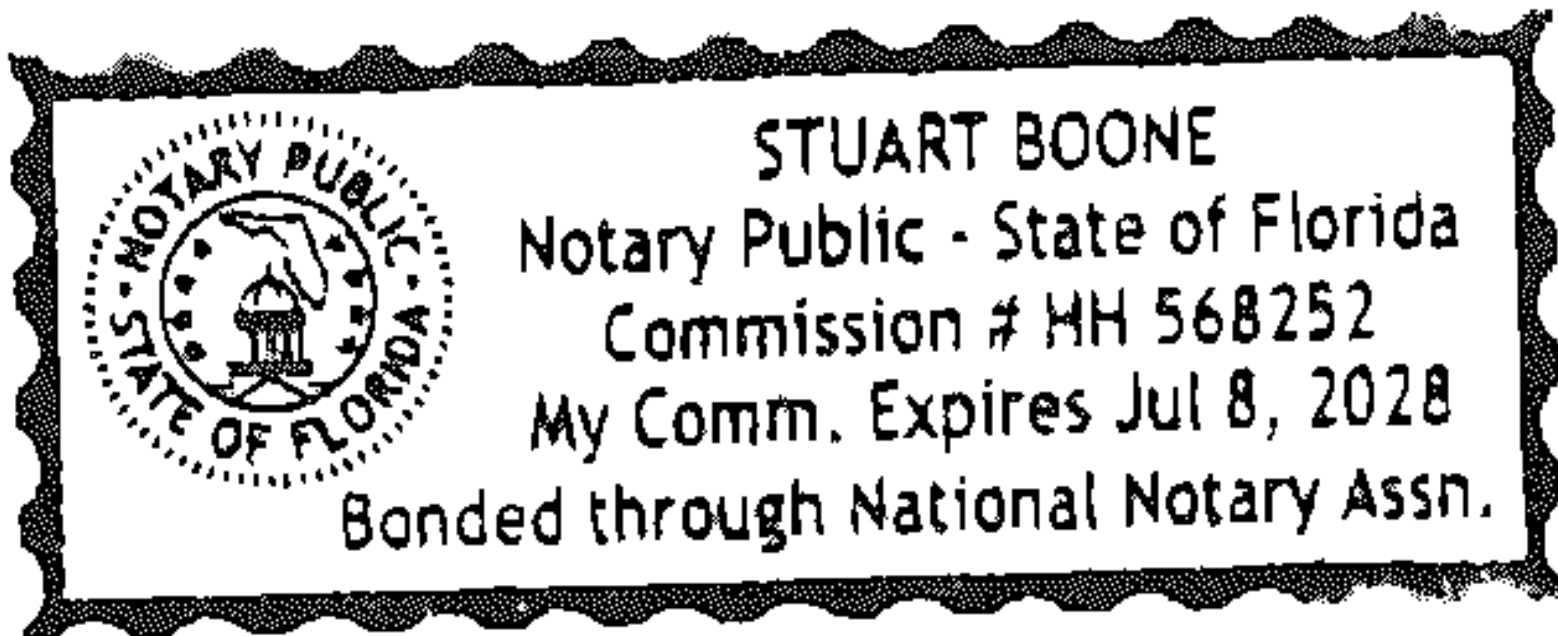

John Dziuba

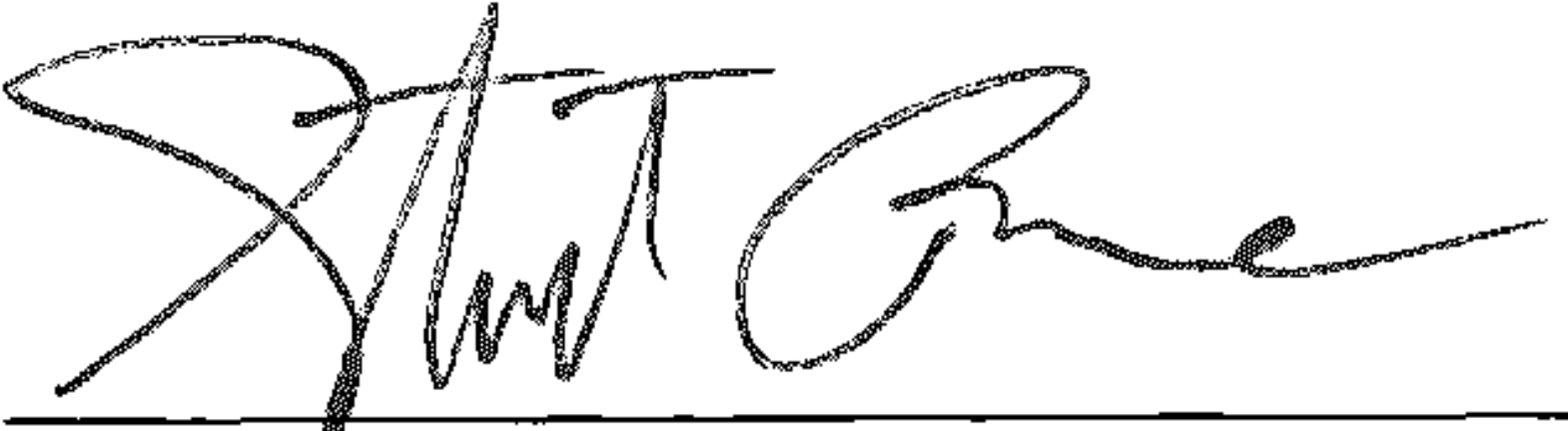
Sign 
Print Marzena Dyczewski
1001 Avenida del Circo, Venice, FL 34285


Janet M. Dziuba

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June, 2026, by **JOHN DZIUBA** and **JANET M. DZIUBA**, husband and wife, who are personally known to me or who produced FL driver's license as identification.




Notary Public
Print Stuart S. Boone

(Seal)