

6/16/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3508191

Doc Stamp-Deed: \$0.70

Prepared by and return to:

J. Kevin Drake

J. Kevin Drake, P.A.

1432 First Street

Sarasota, FL 34236

941-954-7750

File Number: 5911-003

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Enhanced Life Estate Deed

THIS ENHANCED LIFE ESTATE DEED, made this 16th day of June, 2026, by Caroline Stephenson, a single woman, whose post office address is: 2214 Shadow Oaks Rd. Sarasota, FL 34240, hereinafter Grantor, to Caroline Stephenson, a single woman, a life estate without any liability for waste, upon the terms and conditions set forth herein below, and upon the death of the life tenant, the remainder, if any, to Kyle A. Stephenson, whose post office address is 2214 Shadow Oaks Rd., Sarasota, FL 34240, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assignee of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in *Sarasota* County, State of Florida, viz:

Lot 9, Block 11, GULF GATE EAST, Unit No. 2, as per plat thereof recorded in Plat Book 27, pages 45 and 45A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0100110001

Subject to valid reservations, restrictions and easements of record.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This deed was prepared without the benefit of a title examination.

Grantor reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the property described herein. Grantor further reserves to herself, for and during her lifetime without joinder of the remaindermen, full power, authority and the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, the aforesaid property by gift, sale or otherwise, so as to terminate the interest of the Grantee, as Grantor in her sole discretion shall decide, except to dispose of said property, if any, by devise upon her death. Grantor further reserves unto herself the right to retain absolutely the rents, profits and all proceeds derived from the property described herein, and the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may

possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: J. Kevin Drake
Witness Address: 1432 First St.
Sarasota, FL 34236



Caroline Stephenson

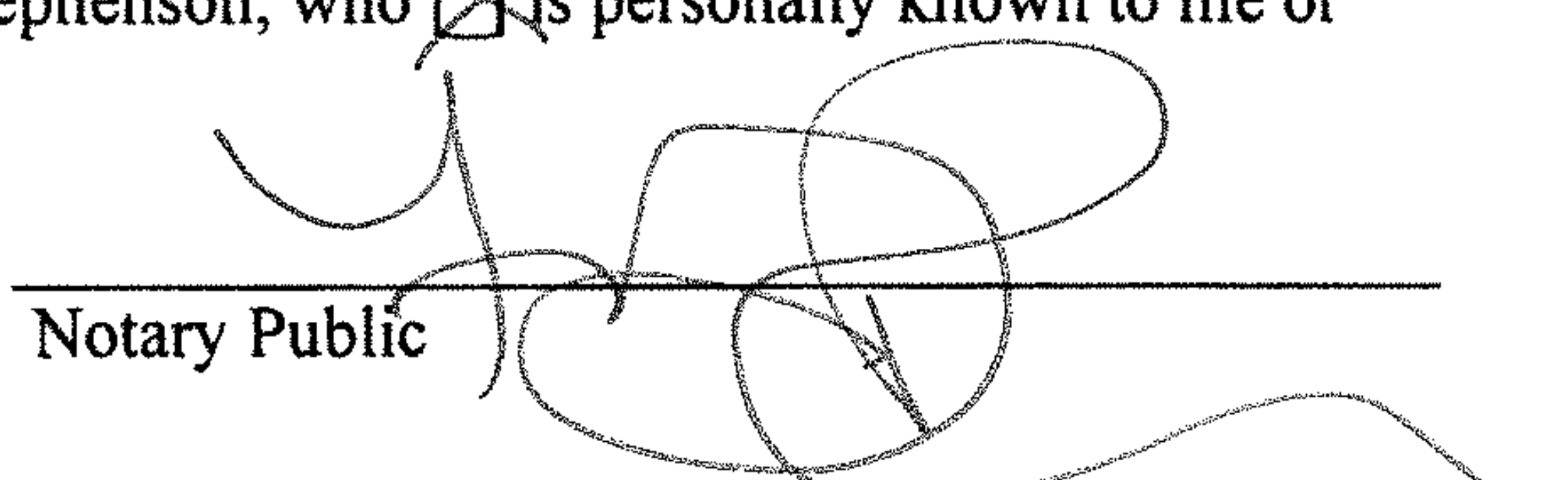


Witness Name: Felicia DeRowe
Witness Address: 1432 First St.
Sarasota, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of June, 2026 by Caroline Stephenson, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]


Notary Public



FELICIA C. DEROWE
Commission # HH 300630
Expires August 15, 2026