

6/16/2026 3:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3508393

INSTRUMENT PREPARED BY:

Cimarron Gilson
Texas Bar No. 24059822
Gilson Law Firm PLLC
1996 Schertz Parkway, Suite 101
Schertz, Texas 78154

RETURN INSTRUMENT TO:

Cimarron Gilson
1996 Schertz Parkway, Suite 101
Schertz, Texas 78154

Space Above for Recorder's Use (Fla. Stat. § 695.26)

**REVOCATION OF
SPECIAL WARRANTY DEED
(ENHANCED LIFE ESTATE DEED)**

THIS REVOCATION OF SPECIAL WARRANTY DEED (ENHANCED LIFE ESTATE DEED) is made effective this June 16, 2026, by CLIFFORD LEE MCNAIR, a married man, out of his sole and separate property, whose mailing address is 3438 Charleston Lane, Cibolo, Texas 78108 ("Grantor").

WHEREAS, Grantor executed a Special Warranty Deed (Enhanced Life Estate Deed) dated June 11, 2024, conveying a remainder interest in the property described below to TANIA RENEE UPTON and BISHOP NOEL UPTON (collectively the "Beneficiary"), which deed was recorded on June 19, 2024, in Official Records Instrument No. 2024085428, of the Public Records of Sarasota County, Florida.

WHEREAS, under the terms of said Enhanced Life Estate Deed, Grantor expressly reserved the unrestricted power to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property and the remainder interest therein.

WHEREAS, Grantor now desires to revoke and terminate said Enhanced Life Estate Deed in its entirety.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby revokes, cancels, terminates, and renders null and void the aforesaid Enhanced Life Estate Deed and any remainder interest created thereby.

The following described real property is affected by this Revocation:

**Lots 13, 14, & 15, Block 2103, of 45 ADDITION TO PORT CHARLOTTE
SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat
Book 19, Page 38, of the Public Records of Sarasota County, Florida
Parcel Identification Numbers: 1131-21-0313, 1131-21-0314, 1131-21-0315**

It is the intent of Grantor that title to the above-described property shall continue to be held by Grantor free and clear of any interest created under the above-referenced Enhanced Life Estate Deed, and that the Beneficiary named therein shall have no further right, title, claim, or interest in the property.

IN WITNESS WHEREOF, Grantor has executed this Revocation of Special Warranty Deed (Enhanced Life Estate Deed) on the day and year first above written.

Clifford Lee McNair By Anita Borinaga POA

Clifford Lee McNair, Grantor
By Anita Borinaga, his agent under
Power of Attorney

Signed, sealed, and delivered in the presence of:

Witness #1:

Dorcas L. Grubbaugh

Signature

Printed Name: *Dorcas L. Grubbaugh*

Witness Address: _____
1996 Schertz Pkwy., Suite 101
Schertz, TX 78154

Witness #2:

Cristina Truitt

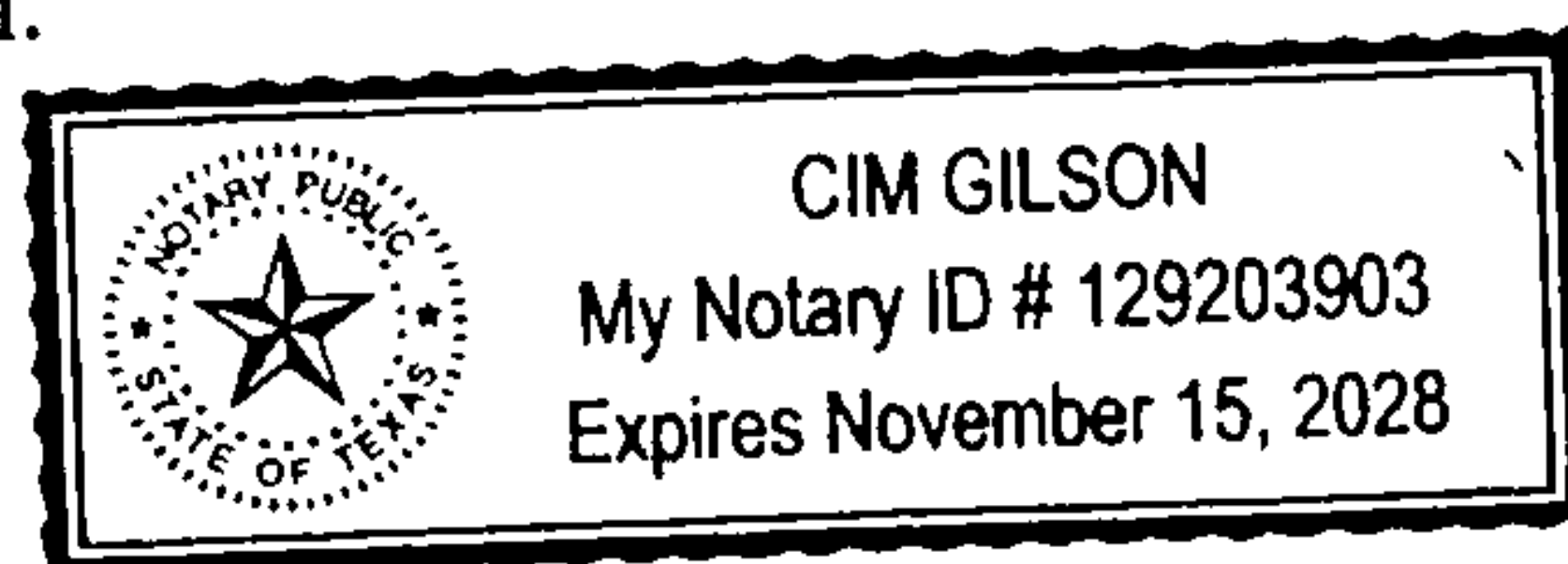
Signature

Printed Name: *Cristina Truitt*

Witness Address: _____
1996 Schertz Pkwy., Suite 101
Schertz, TX 78154

STATE OF TEXAS §
COUNTY OF GUADALUPE §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 16, 2026, by Anita Borinaga, POA for Clifford Lee McNair, who is personally known to me or who has produced TX DL as identification.



(SEAL)

Cim Gilson

Notary Public, State of Texas
Printed Name: Cim Gilson
My Commission Expires: 11-15-2028