

6/17/2026 12:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508790

Prepared without examination of title
by and return to:
Tina M. Mroczkowski, Esq.
Bowman, George, Scheb & Chapman, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, FL 34237
(941) 366-5510

Doc Stamp-Deed: \$0.70

Exempt from Transfer Stamps under FL Admin Code 12B-4.014

ENHANCED LIFE ESTATE DEED/(LADY BIRD DEED)

This Indenture, made this 16th day of June, 2026, between **Lurray Myers, a single woman**, hereinafter referred to as Grantor, whose post office address is 2955 Louise Street, Sarasota, FL 34237, and **Lurray Myers, a single woman**, for a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, with or without joinder of the remainderman, with full power and authority to retain any and all proceeds generated thereby, and with full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remainderman without joinder by the remainderman, and upon the death of the life tenant, the remainder, if any, to the then serving **Trustee of the Lurray Myers Trust u/a/d June 16, 2026**, hereinafter collectively referred to as Grantee, whose post office address is 2955 Louise Street, Sarasota, FL 34237.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, their heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lot 5, BONITA MANOR, as per Plat thereof recorded in Plat Book 9, Page 98, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Having a common address of: 2955 Louise Street, Sarasota, FL 34237.
Parcel ID # 2031120048

The purpose of this warranty deed is to create a life estate in the Grantor with the remainder in the trust of the Grantor for estate planning purposes. There is no new consideration for this deed.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all

persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; either gender shall include both genders, the plural number the singular and the singular, the plural.

In Witness Whereof, the Grantor has hereunto set her hands and seals the day and year first above written.

Lurray Myers
Lurray Myers, Grantor

Signed, sealed and delivered in our presence:

Tina M. Mroczkowski
Tina M. Mroczkowski
Witness
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

Lisa A. Williams
Lisa A. Williams
Witness
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, the 16th day of June, 2026, by Lurray Myers, (☒) who is personally known to me, or () who produced the following as identification: _____.

[Notary Seal, if any]

Lisa A. Williams
(Signature of Notarial Officer)
Notary Public for the State of Florida
My commission expires: _____

