

Prepared by and when recorded return to:

Leslie Lohn, Esq
Leslie Lohn LLC
1460 S. McCall Rd, Unit 2E
Englewood, Florida 34223

* This deed was prepared without the benefit
of title examination or insurance.

**Property Appraiser's Parcel Identification
No. 0994070007**

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082719 2 PG(S)**

6/17/2026 12:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508828

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

AN ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 17th day of June 2026, between COLEEN J. AUSTIN, a single woman, whose mailing address is 3897 Fairway Drive, North Port, FL 34287, hereinafter called "Grantor" and COLEEN J. AUSTIN a single woman, whose mailing address is 3897 Fairway Drive, North Port, FL 34287, as to a life estate interest for their life, without any liability for waste, and with full power and authority retained in the life tenant(s), to sell, convey, mortgage, lease, transfer or otherwise manage and dispose of the subject property described herein, in fee simple, with or without consideration and, **without joinder of the remainderman** as hereinafter named, with full power and authority to retain any and all proceeds or consideration generated thereby, with the remainder interest in equal shares to CRAIG BABCOCK, of 246 Oak Hideaway Dr, Canyon Lake, TX 78133, and ERIN KRATZ, of 5310 Portman Dr, Noblesville, IN 46062, as Tenants in Common, hereinafter called "Grantee".

WITNESSETH:

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

LOT 7, OF VILLAS OF SABAL TRACE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

N.B. The remainderman shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of the Life Tenant(s). No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the remainderman.

SUBJECT to easements, restrictions, and reservations of records, if any, governmental regulations, and taxes for the year current and subsequent years.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**Signed, Sealed and Delivered
in presence of**

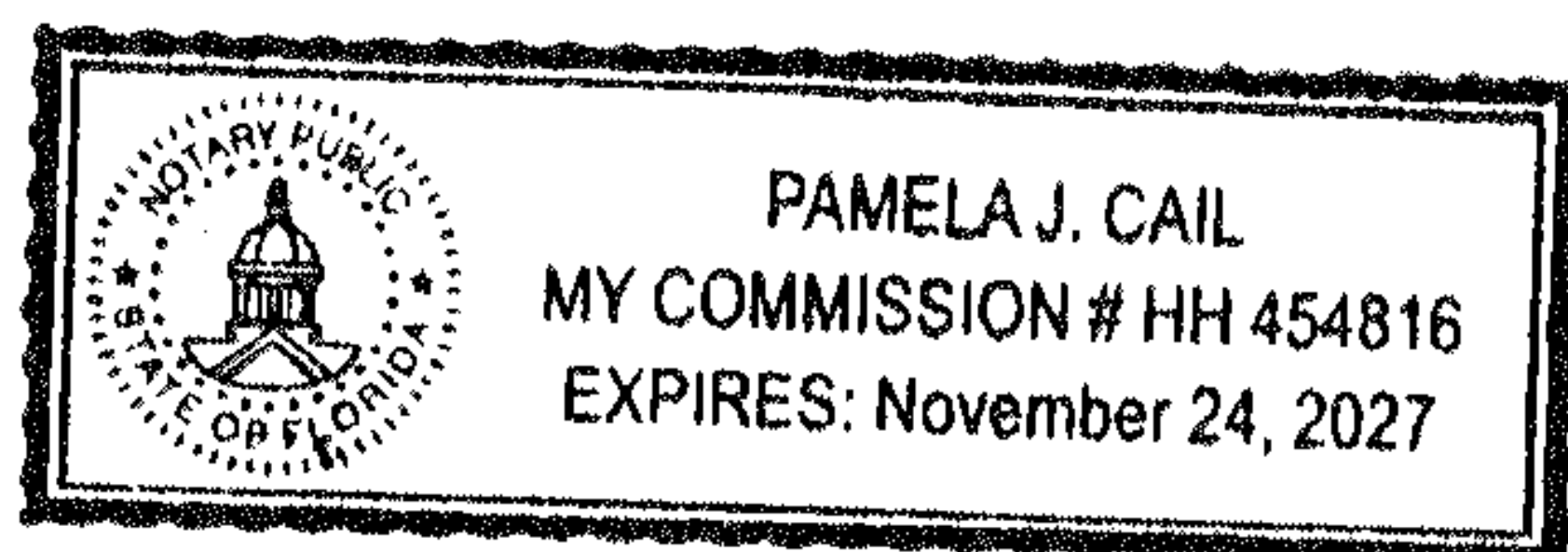
Witness 1 Sign: Pamela Cail
Printed Name: Pamela Cail
Address: 1460 S. McCall Rd #2E
Englewood, FL 34223

Coleen J. Austin
COLEEN J. AUSTIN, Grantor

Witness 2 Sign: [Signature]
Printed Name: Leslie Lohn
Address: 1460 S. McCall Rd #2E
Englewood, FL 34223

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 17th day of June 2026, by COLEEN J. AUSTIN, who produced a Drivers License as identification.



Pamela J Cail
Notary Public