

6/17/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508968

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

JADA W. TERREROS, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Document Stamp Tax: \$0.70

[Space Above This Line Reserved For Recording Data]

Enhanced Life Estate Deed

This indenture made by **ROBERT J. BECK**, a single man, whose address is 4896 Tamarack Trail, Venice, FL 34293, Grantor(s), to **ROBERT J. BECK**, 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 upon the death of the life tenant the remainder, if any, to **MARILYN HENDERSON**, a single woman, whose address is 4896 Tamarack Trail, Venice, FL 34293, Grantee(s):

(Whenever 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 assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of love, affection and Ten and No/100 dollars and other valuable considerations, does hereby remise, release, transfer, and forever convey to Grantee the following described land (hereinafter "Subject Property") situate, lying and being in SARASOTA County, Florida to-wit:

LOT 9, BLOCK 3, SOUTHWOOD, SECTION C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0446020024.

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2025**.

The remainder interest created in this deed shall not vest in the remainderman until the death of the life tenant.

In **Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this 17th day of June, 2026.

Signed, sealed and delivered in our presence:

Leisha Fontecchio
Witness #1 Signature &
Printed Name: LEISHA FONTECCHIO
Address: 229 PENSACOLA ROAD, VENICE, FL 34285

Robert J. Beck
ROBERT J. BECK, Grantor

Heather Zbytniewski
Witness #2 Signature &
Printed Name: HEATHER ZBYTNIIEWSKI
Address: 229 PENSACOLA ROAD, VENICE, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing was acknowledged before me on this the 17 day of June, 2026, by means of ☒ physical presence or ☐ online notarization by ROBERT J. BECK, who [choose one:] ☐ is/are personally known to me, or ☒ produced the following identification: FL DRIVER'S LIC.

[Notary Seal, if any]



Heather Zbytniewski
(Signature of Notarial Officer)
Printed Name: _____
Notary Public for the State of Florida
My commission expires: _____