

This Instrument Prepared by and Return To:
Robert C. Benedict
Wideikis, Benedict & Berntsson, LLC
THE BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083262 2 PG(S)

6/18/2026 11:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509309

ENHANCED LIFE ESTATE DEED

Doc Stamp-Deed: \$0.70

The Grantor, ELAINE T. STANTON, a single woman, whose address is 660 S. Oxford Road, Englewood, FL 34223 in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grants and conveys to the Grantees, ROBERT S. MASUCCI and PAMELA A. MASUCCI, husband and wife, whose mailing address is 660 S. Oxford Road, Englewood, FL 34223, to hold as Joint Tenants with Right of Survivorship, all of the Grantor's right, title and interest in and to certain property located in Sarasota County, Florida (the "Property"), but subject to the reservation of the Grantor's rights enumerated below. The Property is more particularly, described as follows:

Lot 646, Englewood Gardens #2, a subdivision, according to the plat thereof as recorded in Plat Book 4, Page 36, of the Public Records of Sarasota County, Florida.

(For Information Only: Property Appraiser's Parcel I.D. Number is 0854070002)

The Grantor reserves to herself, as Life Tenant, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to herself the following rights, exercisable without the joinder of the remainder beneficiaries and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in her sole discretion decides; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to herself or to anyone else.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

THE PROPERTY IS THE HOMESTEAD OF THE GRANTOR

The preparer of this instrument was neither furnished with, nor requested to review an abstract on the described property and therefore expresses no opinion as to condition of title.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

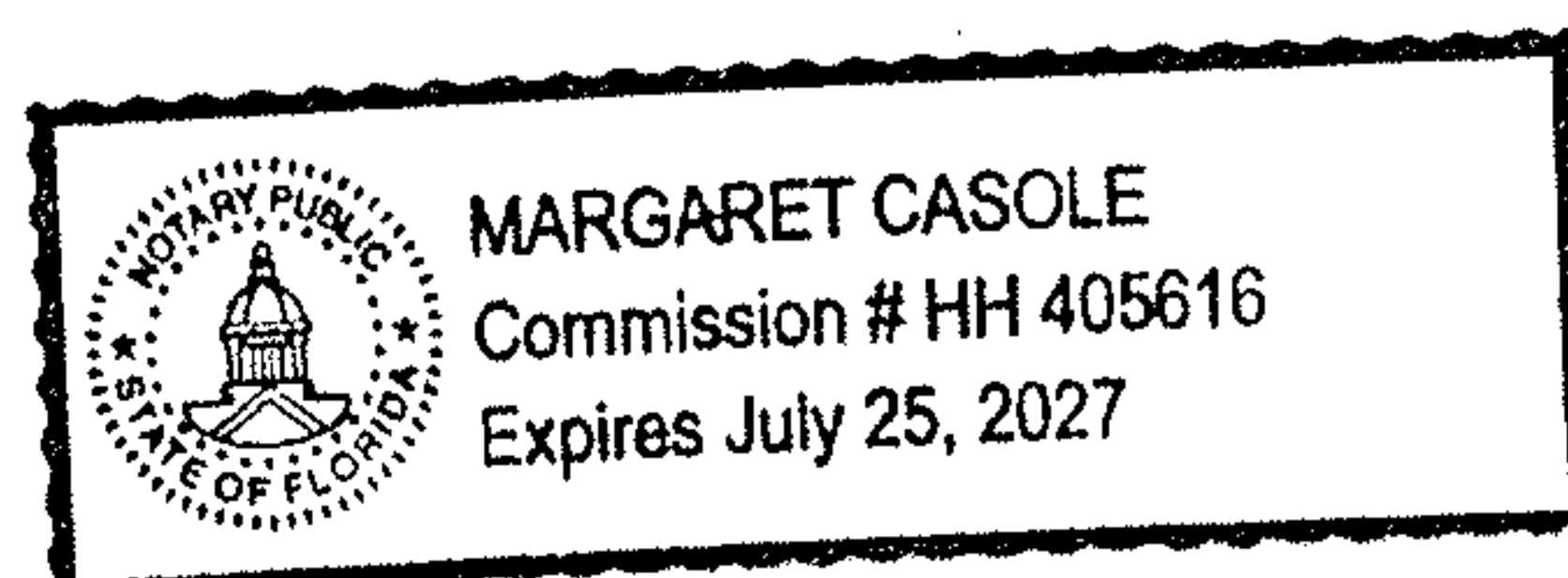
Signed, Sealed and Delivered in Our Presence:

Witness Signature: Margaret Casole Elaine T. Stanton
Witness Printed Name: Margaret Casole Elaine T. Stanton
Address: 3195 S. Access Road, Englewood, FL 34224

Witness Signature: Kailene Holmes
Witness Printed Name: Kailene Holmes
Address: 3195 S. Access Road, Englewood, FL 34224

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 17 day of June 2026 by Elaine T. Stanton, who is personally
known to me or who has produced FL D/L as identification.



Margaret Casole
Printed Name:
Notary Public
Serial Number
My Commission Expires:
(Seal)