

This instrument is prepared by:

Marc H. Feldman
Feldman & Roback, Attorneys at Law
3908 - 26th Street West, Bradenton, Florida 34205

F&R File No. 26-8965 Parcel ID No. 0808022021

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083399 2 PG(S)

6/18/2026 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509426

Doc Stamp-Deed: \$0.70

REMAINDER DEED

Subject to an Enhanced Life Estate

Above space reserved for use by Clerk of Court

THIS DEED is made and executed by Keith James Sheridan and Kimberly Sue Sheridan, husband and wife, whose address is 2779 SW 12th Terr, Lees Summit, MO 64081, hereinafter referred to as "Grantors." For good and valuable consideration, the receipt of which is acknowledged, Grantors hereby grant, bargain, sell, and convey to Scott Sheridan, Megan Duncan, Ellen Mansour, Emmanuel Joseph Gelvin, Jay Gelvin and Kacie Mosier, as joint tenants with rights of survivorship, whose address for the purpose of this conveyance remains 2779 SW 12th Terr, Lees Summit, MO 64081, hereinafter referred to as "the Remainder-Persons," the remainder interest after the death of both Grantors in and to the real property in Sarasota County, Florida, hereinafter referred to as "the Property," described as:

Unit No. 105, in Building No. 91 of Phase II, Veranda IV at Wellen Park, a Phase Condominium, as per Declaration of Condominium recorded as Instrument No. 2025017246 in the Public Records of Sarasota County, Florida, as the same may thereafter have been amended,

but subject to the reservation by the Grantors of the enhanced life estate powers described below.

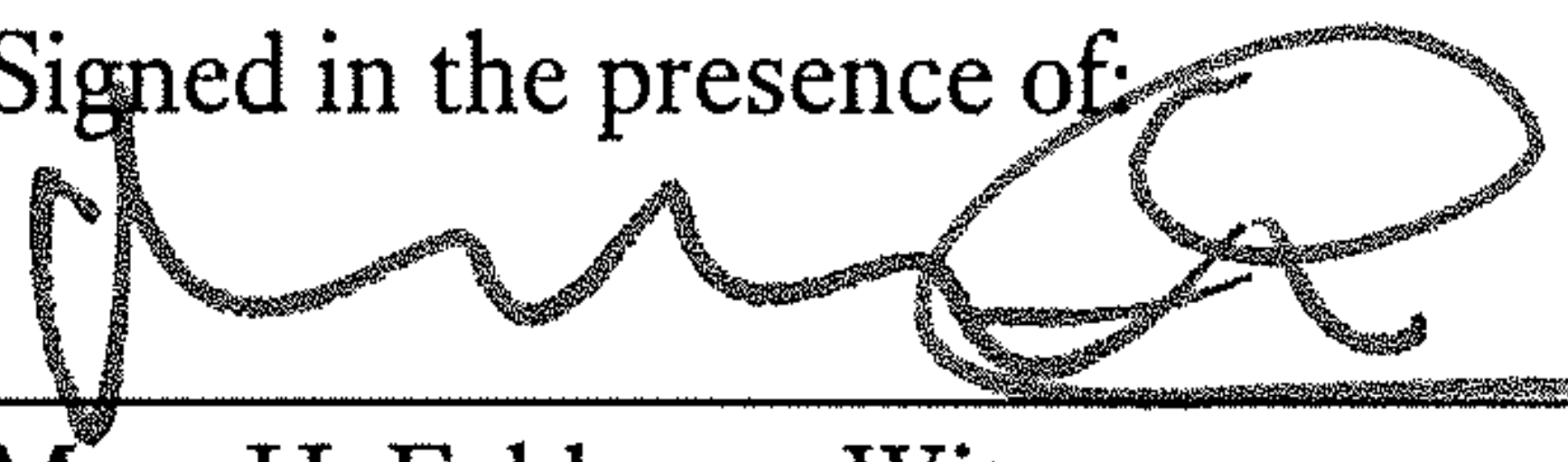
The Grantors each retain life estates in the Property as tenants by the entirety between them and furthermore, notwithstanding this conveyance, the Grantors reserve as tenants by the entirety the right in their sole and absolute discretion to sell, convey, alienate, lease, encumber, and otherwise manage and dispose of, in whole or in part, the Property, or any interest therein (specifically including, without limitation, the remainder interests otherwise conveyed hereby), at any time and from time to time, whether by gift, sale, or otherwise, as they (jointly while they both shall live and solely by the survivor of them, after the death of one) shall deem appropriate or desirable, with or without consideration, without joinder by, consent of, or notice to the Remainder-Persons, and to retain absolutely any and all proceeds derived therefrom and to thereby terminate all or any part of the interests of the Remainder-Persons, except that no right is reserved to dispose of the Property by devise upon the death of either one or both Grantors. The Grantors shall have no liability for waste. The Grantors further reserve as tenants by the entirety the right to cancel this deed in whole or in part by a subsequent conveyance of title to the Property, or any interest therein (jointly while they both shall live and solely by the survivor of them, after the death of one), including, but not limited to, a conveyance of the Property from the Grantors or the survivor of them to either one or both of them, which will divest the Remainder-Persons and anyone claiming by, through, or under the Remainder-Persons of any and all right, title, and interest which the Remainder-Persons may

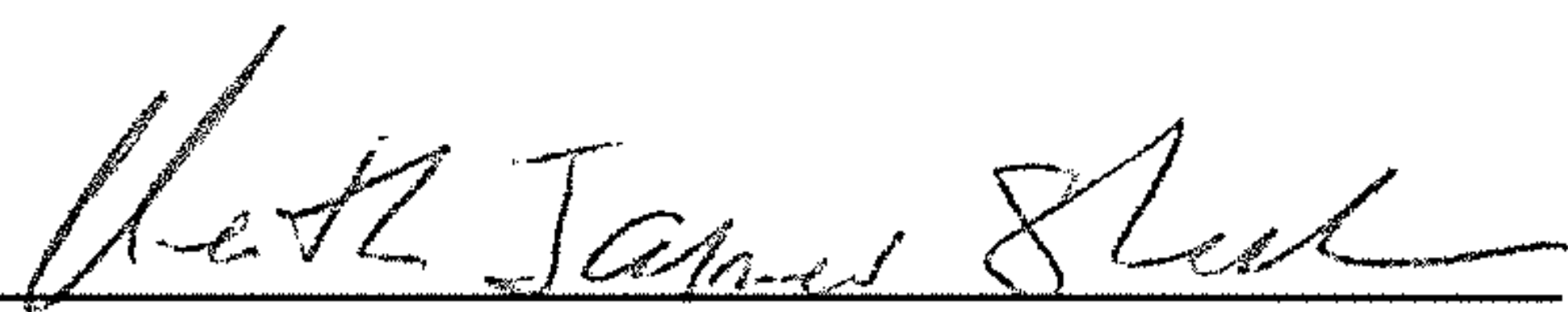
possess under this deed or otherwise in or to the Property that are thereby conveyed by Grantors. The Remainder-Persons shall nonetheless now hold remainder interests in and to the Property; upon the death of both Grantors, to the extent, if any, that the Property has not theretofore been conveyed or otherwise alienated or encumbered *inter vivos* by the Grantors or either one of them after the death of the other, or this deed cancelled, or a remainder interest otherwise terminated, all remaining right, title, and interest of the Grantors in and to the Property shall then fully vest in the Remainder-Persons, or the survivors of them, in fee simple, continuing as joint tenants with rights of survivorship until and unless the manner of holding title is thereafter changed by them, subject to such liens and other outstanding interests as may then legally exist or be enforceable.

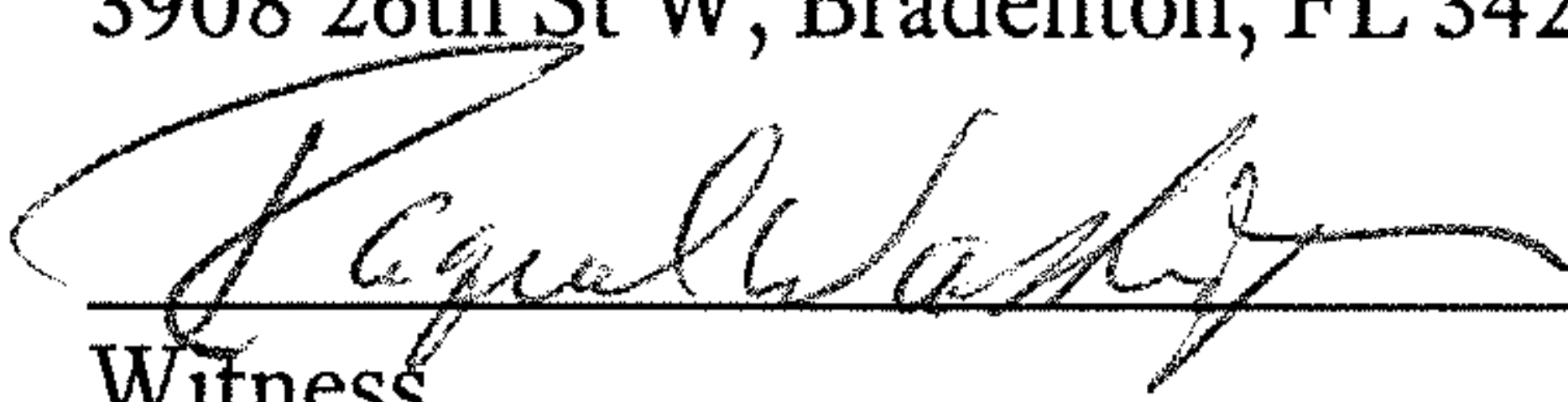
The interests of the Remainder-Persons in and to the Property cannot be alienated or conveyed prior to the death of both Grantors, nor may any such interest be devised or bequeathed by a Remainder-Person prior to the death of both Grantors. At least until the death of both Grantors, the Remainder-Persons shall hold their interests as joint tenants with rights of survivorship between or among them. In the event none of the Remainder-Persons survive both Grantors, then upon the death of the last surviving Remainder-Person, this deed shall be deemed canceled the same as if the Grantors (or either one of them, after the death of the other) had thereupon conveyed the Property back to themselves, thereby vesting fee simple title to the Property solely in the name of the Grantors (or the surviving Grantor, if one be then deceased), not subject to the provisions hereof or any remainder interests.

In Witness Whereof, this deed is signed in the presence of the Witnesses on 18 June 2026.

Signed in the presence of:


 Marc H. Feldman, Witness
 3908 26th St W, Bradenton, FL 34205


 Keith James Sheridan

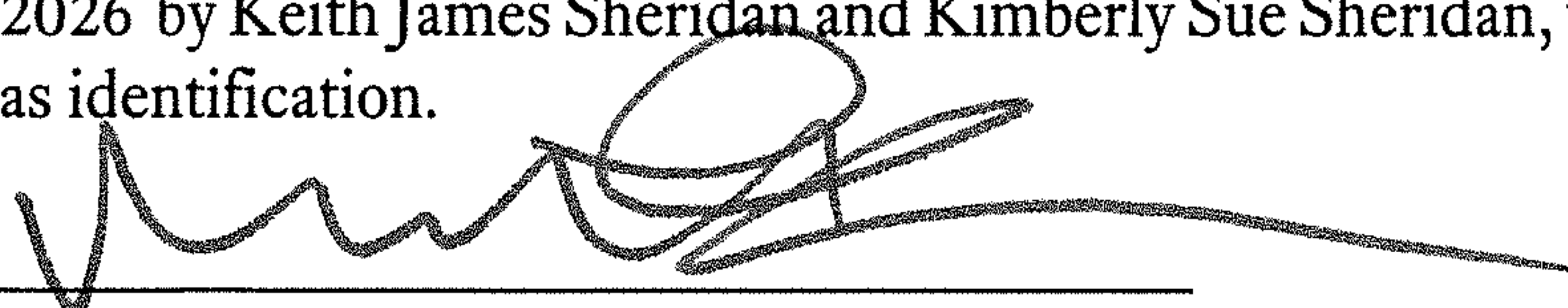

 Witness


 Kimberly Sue Sheridan

Printed name: Raquel Washington
 3908 26th St W, Bradenton, FL 34205

State of Florida, County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 18 June 2026 by Keith James Sheridan and Kimberly Sue Sheridan, who produced Missouri driver licenses as identification.


 Marc H. Feldman, Notary Public
 State of Florida, Commission No. HH 388527
 Expires 12 August 2027

