

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084127 2 PG(S)**

6/19/2026 1:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510031

Record:

This instrument prepared by:
Stephen K. Boone, Esquire
BOONE, BOONE & BOONE, P.A.
P.O. Box 1596
Venice, FL 34284

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE

NOTE: There is no change in beneficial ownership, and therefore, no documentary stamp tax is owed.

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 18 day of June, 2026, between **LEONARD T. PRESTON, JR.**, a single man, whose post office address is 101 Louella Lane, Apt. 8, Nokomis, FL 34275, **Grantor**, and **LEONARD T. PRESTON, JR.**, a single man, 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 the remainder to **LEONARD THOMAS PRESTON, III**, whose post office address is 101 Louella Lane, Apt. 8, Nokomis, FL 34275, **Grantee**.

Grantor reserves unto himself for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto himself, for and during his lifetime, the right, without the joinder or consent of the remainderman, to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in his sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantor further reserves unto himself, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

WITNESSETH: That said Grantor, for and in consideration of the sum of ----Ten ---- Dollars, love and affection, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida:

Unit No. 8, Building B, LYONS COVE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1061, Pages 138 thru 169, inclusive and amended by Amendment to Declaration of Condominium recorded in Official Records Book 1350, Page 984; Official Records Book 1422, Page 192, and Official Records Book 1478, Page 820, and according to the Plat thereof recorded in Condominium Plat Book 8, Pages 25 and 25A, of the Public Records of Sarasota County, Florida.

Parcel ID #0171131008

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2026 and thereafter.

“Grantor” and “Grantee” are used for singular and plural, as the context requires.

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

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

Witnesses:

Sign Marzena Dyczewski
Print Marzena Dyczewski
1001 Avenida del Circo, Venice, FL 34285

Leonard T. Preston, Jr.
LEONARD T. PRESTON, JR.

Sign Stephanie Stevenson
Print Stephanie Stevenson
1001 Avenida del Circo, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 18th day of June, 2026, by LEONARD T. PRESTON, JR., who is personally known to me or who produced FL DL as identification.



MARZENA DYCZEWSKI
Commission # HH 433187
Expires August 14, 2027

Marzena Dyczewski
Notary Public
Print Marzena Dyczewski

(Seal)