

6/23/2026 1:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511364



SMITHLAW
ATTORNEYS

Prepared by and when recorded return to:

Christopher D. Smith, Esq. FBN 0605433
SmithLaw Attorneys PA
1561 Lakefront Dr Unit 204
Sarasota, Florida 34240

Property Appraiser's Parcel Identification
No. 0781011440

Doc Stamp-Deed: \$0.70

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

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on this the 23rd day of June, in the year 2026, between:

Grantor: BARBARA E. CLANCEY
Address: 6174 Erice St, Venice, Florida 34293

and

Life Tenant: BARBARA E. CLANCEY
Address: 6174 Erice St, Venice, Florida 34293

Life Tenant shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, title shall immediately vest in the following Grantee remaindermen who shall own the Subject Property in equal shares as tenants in common:

1st Grantee: GREGORY Y. MOISSINAC, a single man
Address: 6182 Erice St Venice, FL 34293

2nd Grantee: TINA MARIE KIESKA, a married woman
Address: 19523 Ortona St. Venice FL 34293

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantees, subject to

the life estate reserved to the Life Tenant, the following described property:

Lot 144, ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, according to the plat thereof as recorded in Plat Book 45, Pages 37, 37A through 37P, inclusive, of the Public Records of Sarasota County, Florida.

a/k/a 6174 ERICE ST VENICE, FL, 34293

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

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

THIS CONVEYANCE expressly revokes that certain "Warranty Deed Reserving Enhanced Life Estate" dated May 13, 2026 and recorded in the Official Records of Sarasota County, Florida on May 19, 2026 as **Instrument Number 2026067265**. In accordance with the powers reserved in said instrument in which the life tenant therein, being one and the same as the grantor herein, retained "full power and authority" to "sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property [...] without joinder by the Grantee remainderman," grantor does hereby convey and dispose of said property by revoking the prior life estate and remainder interest and replacing the same with the interests conveyed herein.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenant shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantees. The Grantees 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. No interest in the Subject Property shall be subject

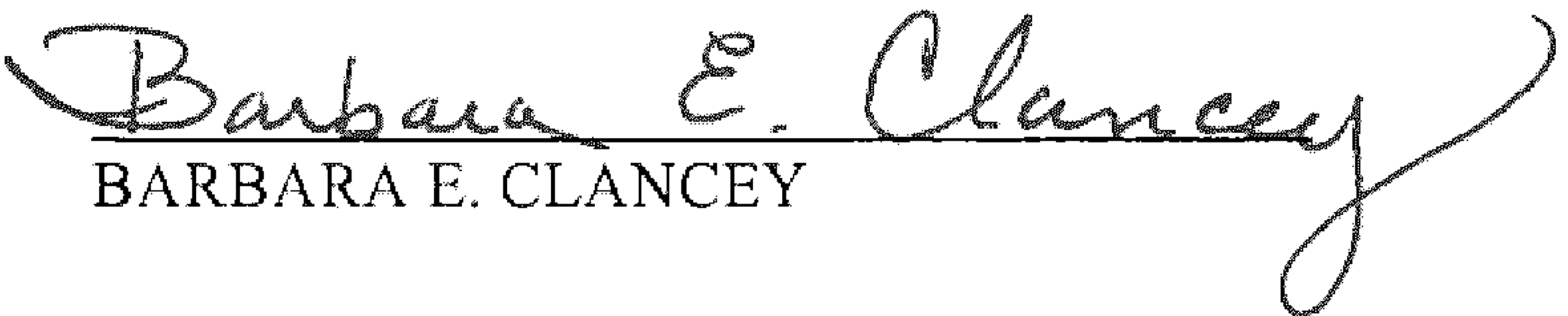
in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

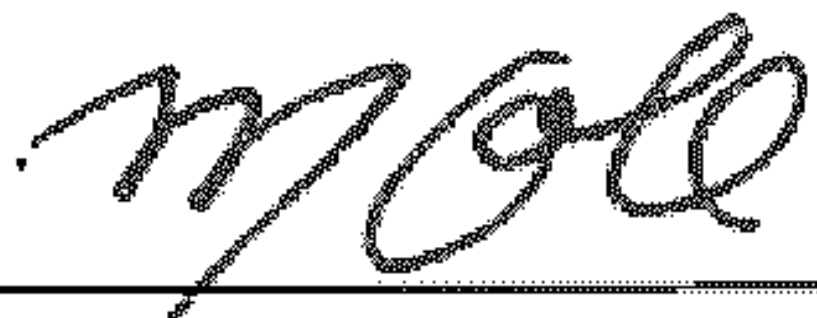
**Signed, Sealed and Delivered
in presence of**



Matt Trumble
1561 Lakefront Dr Unit 204
Sarasota, FL 34240



BARBARA E. CLANCEY



Morgan Cole
1561 Lakefront Dr Unit 204
Sarasota, FL 34240

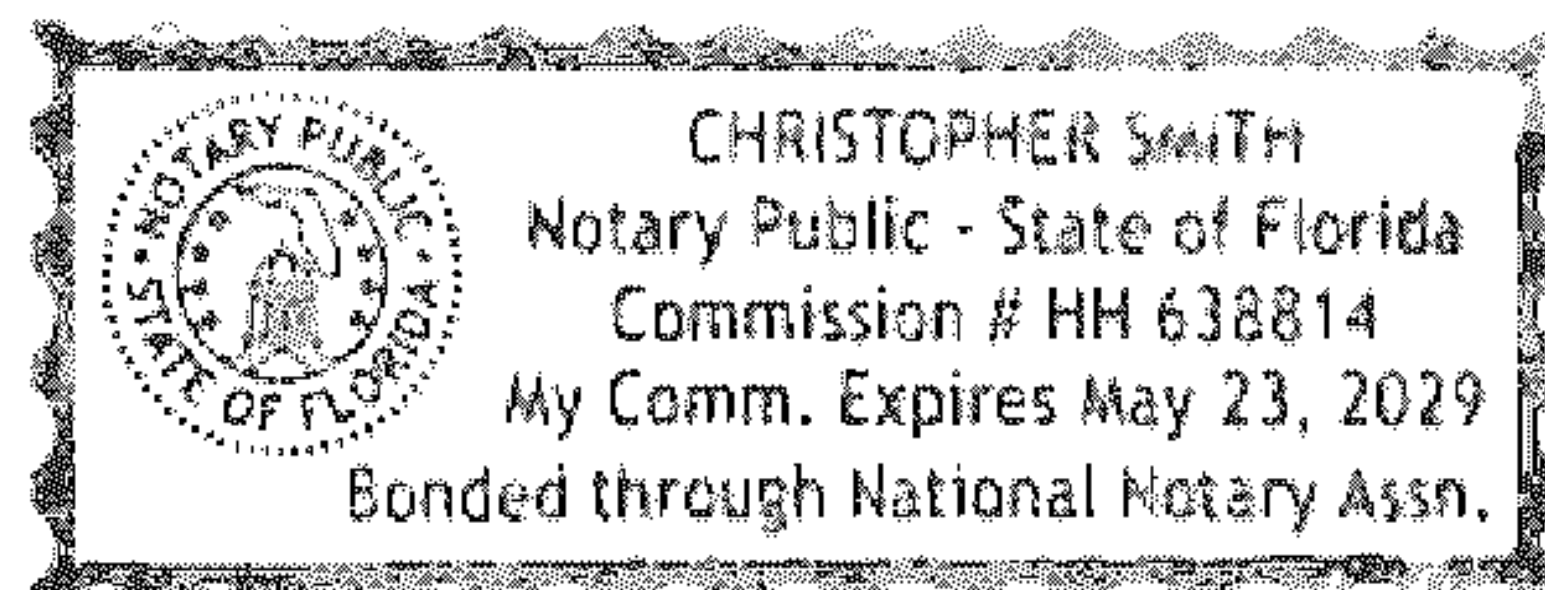
STATE OF FLORIDA

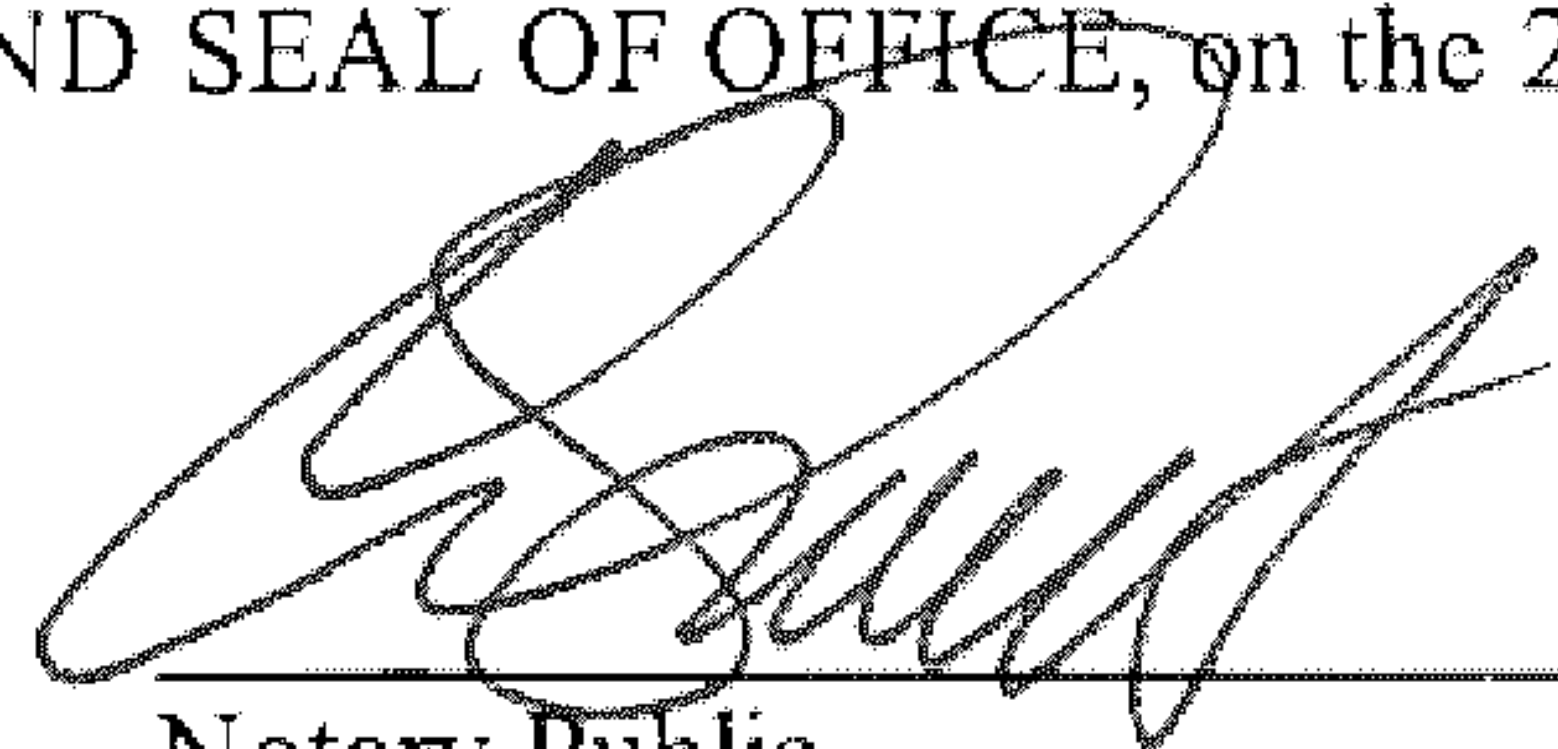
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COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence, by BARBARA E. CLANCEY, who has produced a driver's license issued by Florida containing her photograph and signature as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 23rd day of June, in the year 2026.





Notary Public