

7/20/2026 3:04 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521910

Doc Stamp-Deed: \$0.70

PREPARED BY & RETURN TO:

T. Thomas Shirley
Dunkin & Shirley, P.A.
Attorneys
170 West Dearborn Street
Englewood, Florida 34223
941-474-7753

Enhanced Life Estate Deed

THIS INDENTURE made on this 20th day of July, 2026, between **Jean McCrossin, a single woman**, whose post office address is 10774 Lerwick Circle, Englewood, Florida 34223, **GRANTOR**, **reserving a life estate**, without any liability for waste, with full power and authority to sell, convey, re-convey the property to herself, to change the remaindermen, mortgage, lease and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the Grantee, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor as the life tenant, the remainder, if any, to **James McCrossin, III and Susan McCrossin, joint tenants with rights of survivorship**, whose post office address is 10774 Lerwick Circle, Englewood, Florida 34223, **GRANTEE**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 the grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, County, Florida to-wit:

Lot 9, ARLINGTON COVE, according to the plat thereof, as recorded in Plat Book 45, Page 29, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0494110011

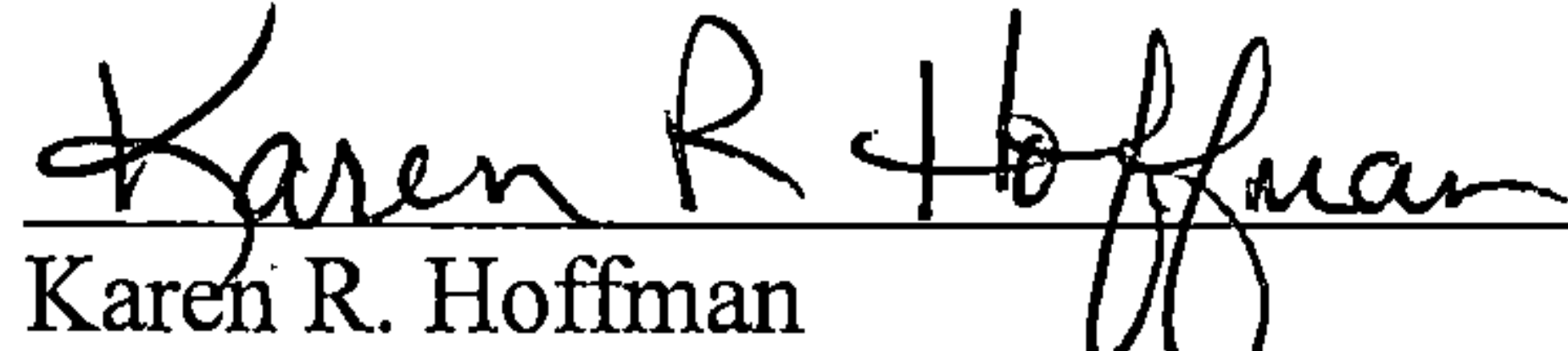
Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

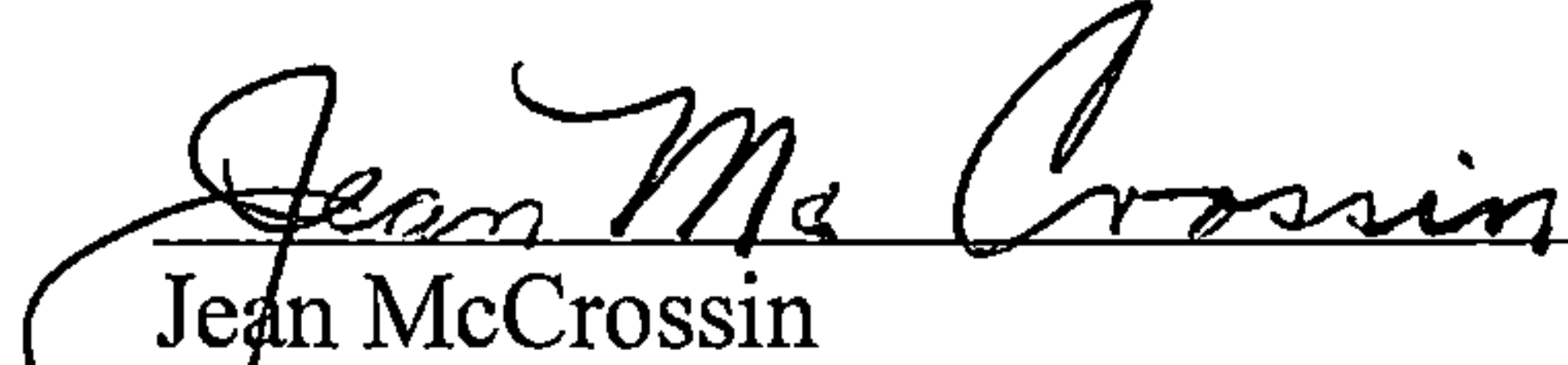
The Grantor confirms that Jean McCrossin has retained not less than a beneficial interest for life and is entitled to a homestead tax exemption.

THIS INSTRUMENT HAS BEEN PREPARED
BASED UPON INFORMATION PROVIDED BY
THE CLIENTS AND NOT BY EXAMINATION
OF TITLE

In Witness Whereof, the said party of the first part has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered
In the presence of:


Karen R. Hoffman
170 W. Dearborn St., Englewood, FL 34223

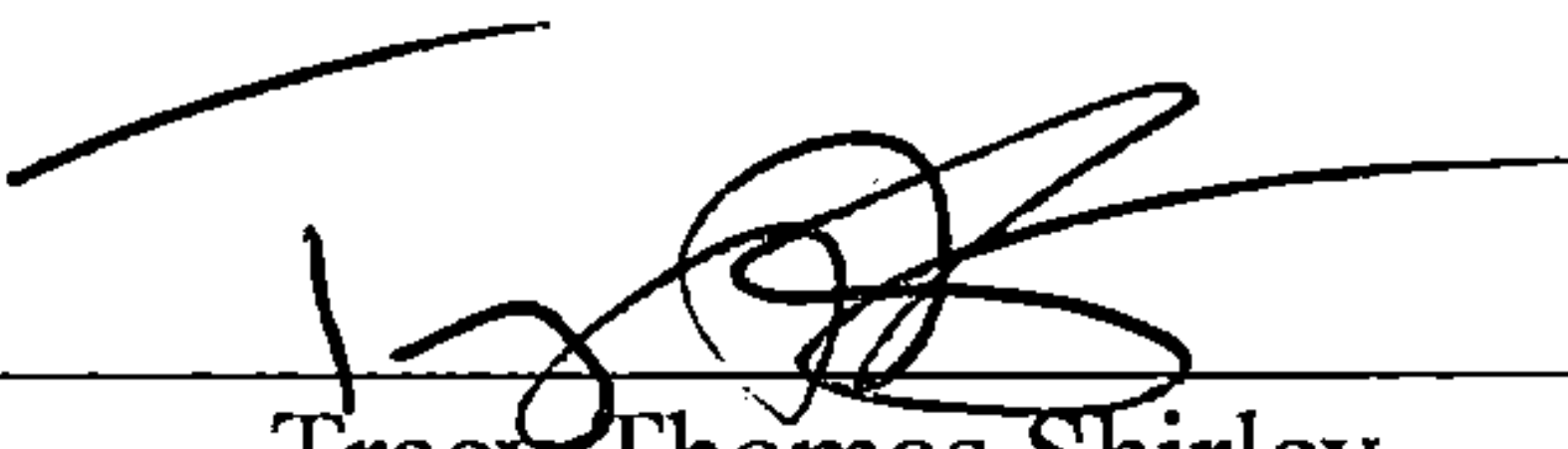

Jean McCrossin


Tiffany Mathis-Hagarty
170 W. Dearborn St., Englewood, FL 34223

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2026 by Jean McCrossin, who ☐ is personally known to me or who ☒ has produced Florida driver's licenses as identification.

Notary Seal


Tracy Thomas Shirley
Notary Public

