

7/21/2026 2:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522543

Prepared by and return to:

Brice Zoecklein, Esq.

Zoecklein Law, P.A.

150 E. Bloomingdale Avenue

Brandon, FL 33511

(Prepared without the benefit of title examination)

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel ID# 0088-06-0006

(FOR INFORMATIONAL PURPOSES ONLY)

LIFE ESTATE DEED

THIS LIFE ESTATE DEED, is made this 21 day of July, 2026, by and between **RUTH E. OTT-SHIELDS, AN UNREMARIED WIDOW**, whose address is 3124 Arapaho St., Sarasota, FL, 34231 (hereinafter "GRANTOR"), and **RUTH E. OTT-SHIELDS, AN UNREMARIED WIDOW** for a life estate, whose address is 3124 Arapaho St., Sarasota, FL, 34231, and upon the death of the life tenant, the remainder to **FRANCIS J. MUSSONE AND JOHANNAH L. MUSSONE, AS HUSBAND AND WIFE**, and whose address is 3124 Arapaho St., Sarasota, FL, 34231 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

LOT 4, SUN HAVEN, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This Life Estate Deed is given in replacement of that certain Enhanced Life Estate Deed from GRANTOR recorded June 25, 2024, as Instrument No. 2024088299, of the Public Records of Sarasota County, Florida. The powers reserved to the life tenant under that instrument, including the power to sell, convey, mortgage, lease, or otherwise dispose of the property without joinder of the remainderman, are hereby released and extinguished.

The above-described property is and continues to be the homestead of the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Nella Dickson
Print Name: Nella Dickson
Address: 150 Bloomingdale Ave.

Ruth E. Ott-Shields
RUTH E. OTT-SHIELDS, GRANTOR

(2) Audra Harder
Print Name: Audra Harder
Address: 150 E. Bloomingdale Ave.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 21st day of July, 2026, by RUTH E. OTT-SHIELDS, GRANTOR, who is personally known to me or who produced FL DL as identification and who did not take an oath.

Wendy S. Davis
Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

