

7/22/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522891

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Season Chisholm, Esq.
SPANSKI LAW, PLLC
304 W. Venice Ave.
Suite 217
Venice, FL 34285

Property Appraiser's Parcel Identification
No. 0419070005

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

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on July 22, 2026, between:

Grantor: DEBORAH L. STIER, and unremarried widow
Address: 11103 Campazzo Drive, Venice, FL 34292-4654

and

Life Tenant: DEBORAH L. STIER, an unremarried widow
Address: 11103 Campazzo Drive, Venice, FL 34292-4654

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 remainderman 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:

Grantee: MICHAEL McCALLUM, a married man
Address: 210 Arvidson Road, Woodstock, CT 06281

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 Grantee, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenant, the following described property:

Lot 1, Block 73, of VENETIAN FALLS PHASE 3, according to the plat thereof, as recorded in Plat Book 45, Pages 30, 30A though 30N, of the Public Records of Sarasota County, Florida.

Situs Address: 11103 Campazzo Drive, Venice, FL 34292

This is the homestead property of the Grantor.

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.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee 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

