

THIS INSTRUMENT PREPARED BY/RECORD & RETURN TO:
MICHAEL M. WILSON, ESQUIRE
WOTITZKY, WOTITZKY & YOUNG, P.A.
Our File No. 23230.00001

Parcel ID No. 1116021018

Rec: \$10.00
D.S.: \$0.70
Total: \$10.70

7/22/2026 2:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523125

Doc Stamp-Deed: \$0.70

**DEED RESERVING LIFE ESTATE,
DIVESTING CURRENT REMAINDERMAN AND RE-CONVEYING
REMAINDER INTEREST**

Deed made this 22 day of July, 2026, by **Diane M. Wagner, a single woman**, whose address is 1779 Scarlett Avenue, North Port, Florida 34289 GRANTOR, to **Angela M. Wagner and Russell H. Behe, husband and wife, as an estate by the entireties with full rights of survivorship**, whose address is 1779 Scarlett Avenue, North Port, Florida 34289, GRANTEE.

GRANTOR in consideration of TEN DOLLARS (\$10.00) paid by GRANTEE, has granted, bargained and sold to GRANTEE, reserving unto herself a life estate described below, that real property located in the County of Sarasota, State of Florida, and more particularly described as follows:

Lot 18, Block 10, Second Replat of Lakeside Plantation, according to the Plat thereof, as recorded in Plat Book 41, Pages 42 and 42A, inclusive, of the Public Records of Sarasota County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

The purpose of this deed is to divest Angela M. Wagner, individually of any and all interest she may have in the remainder interest in and to the above described property, and re-convey a remainder interest to the Angela M. Wagner and Russell H. Behe, husband and wife, as an estate by the entireties with full rights of survivorship, as Grantees named herein.

GRANTOR reserves unto herself for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTOR further reserves unto herself, for and during her lifetime, the right to sell, convey, 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 her sole discretion shall decide. GRANTOR, further reserves unto herself the right to cancel 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 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.

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

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

Witnesses:

Michael M. Wilson

1107 W. Marion Ave
Punta Gorda, FL 33950

Diane M. Wagner

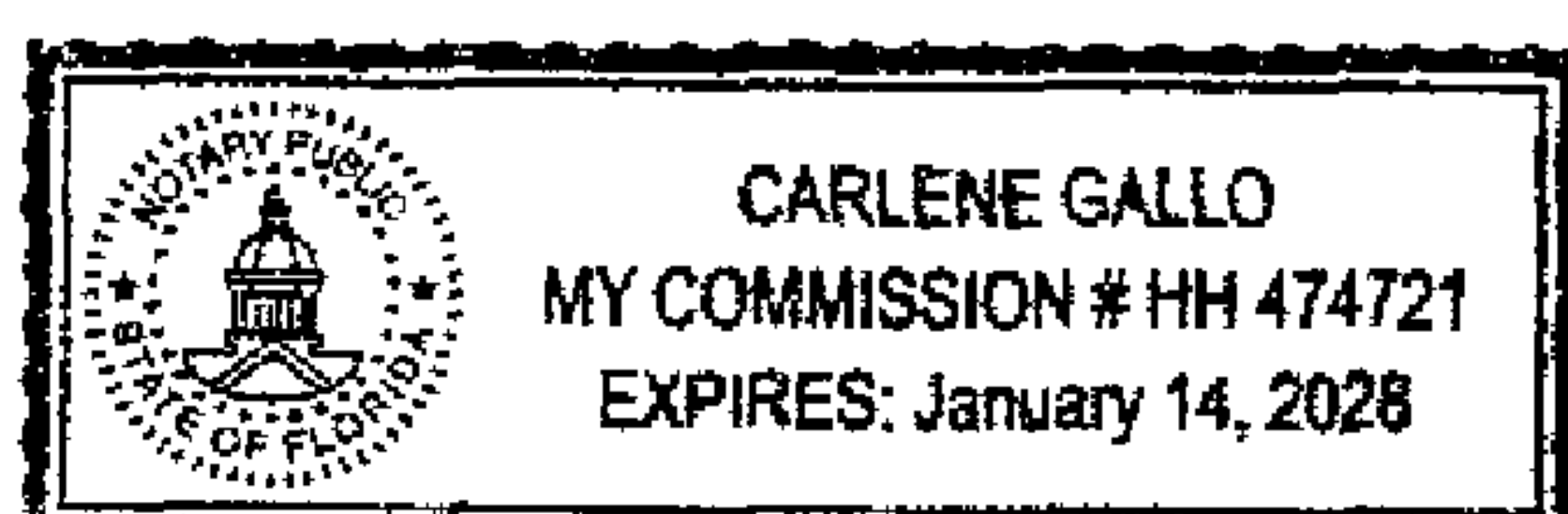
Carlene Gallo

1107 W. Marion Ave
Punta Gorda, FL 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

22 THE FOREGOING instrument was acknowledged before me by means of physical presence this day of July, 2026, by Diane M. Wagner, who produced her Florida driver's license as identification.

(SEAL)



Carlene Gallo
Notary Public – State of Florida