

7/22/2026 3:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523174

Doc Stamp-Deed: \$0.70

Prepared by and please return to:

Robert K. Kirkland
Kirkland Hochstetler PLLC
999 Vanderbilt Beach Road, Suite 509
Naples, Florida 34108

Parcel ID Number: 0177151015

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

LADYBIRD DEED

Made on this **22nd day of July, 2026**, by **TRAVIS GRAHAM** and **MAQUAL GRAHAM**, husband and wife, of 2505 Southwest 19th Street, Blue Springs, MO 64015 (“**Grantor**”), for a **life estate**, without any liability for waste, and with full power and authority in said life tenant to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, with full power and authority to divest the remaindermen, and with full power and authority to retain any and all proceeds generated thereby; and upon the death of both of the Grantors, the **remainder**, if any, to the Grantor’s two children: **CHASE A. GRAHAM** and **GIANNA M. GRAHAM**. The life tenant and remaindermen are hereinafter collectively referred to as “**Grantee**”. The two remaindermen shall hold title as equal tenants in common. The mailing address of the first named GRANTEE is: 702 SE 21st St., Oak Grove, MO 64075. Notwithstanding the foregoing or anything in this instrument to the contrary, the remainder interest provided by this instrument shall not, under any circumstances, vest in the remainderman until the death of both of the life tenants.

Witneseth, Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, and sell to Grantee and Grantee’s heirs and assigns forever, the below-described land, being in Sarasota County, Florida:

See Legal Description Attached as Exhibit A

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

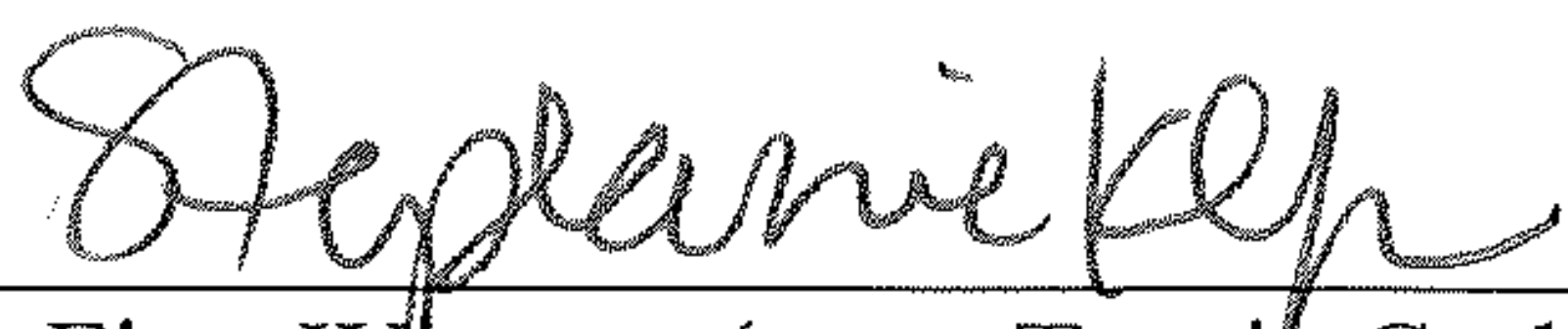
N.B.: This deed was prepared without examination of title at the request of the Grantor.

N.B.: Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida.

N.B.: The remainder interest provided by this instrument is unvested and is wholly contingent upon the death of the Grantors as the life tenants. Therefore, there is no vestiture of interest in the property until such demise.

In Witness Whereof, the Grantors have signed and sealed on the date first above written.

Signed, sealed, and delivered in the presence of:

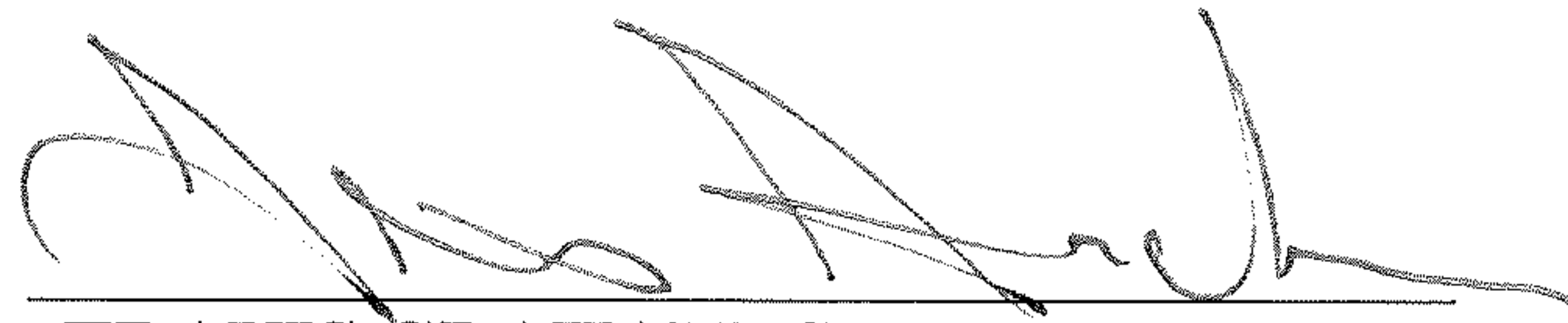


First Witness (as to Travis Graham)

Printed Name: Stephanie Kleyh

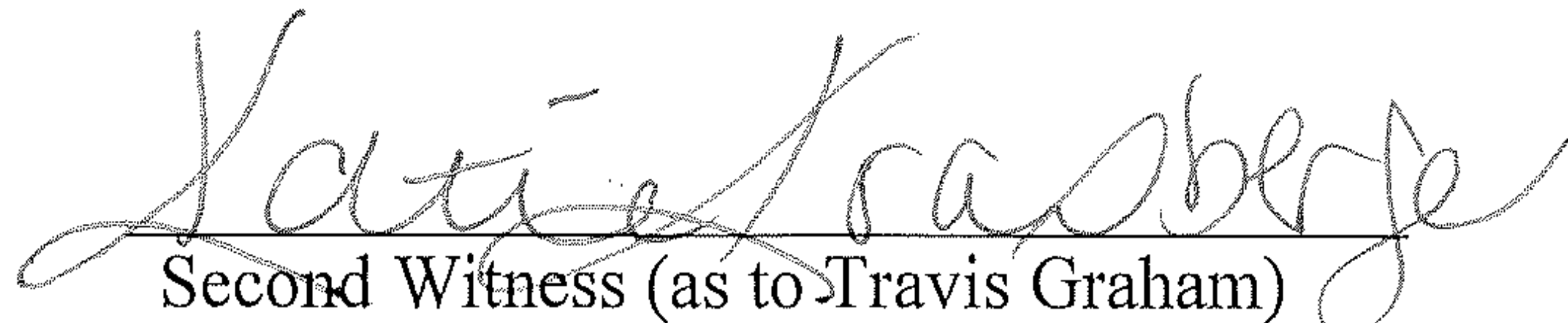
Address: 7922 NE 103rd Ter.

Kansas City, MO 64157



TRAVIS GRAHAM, Grantor

2505 Southwest 19th Street, Blue Springs,
MO 64015

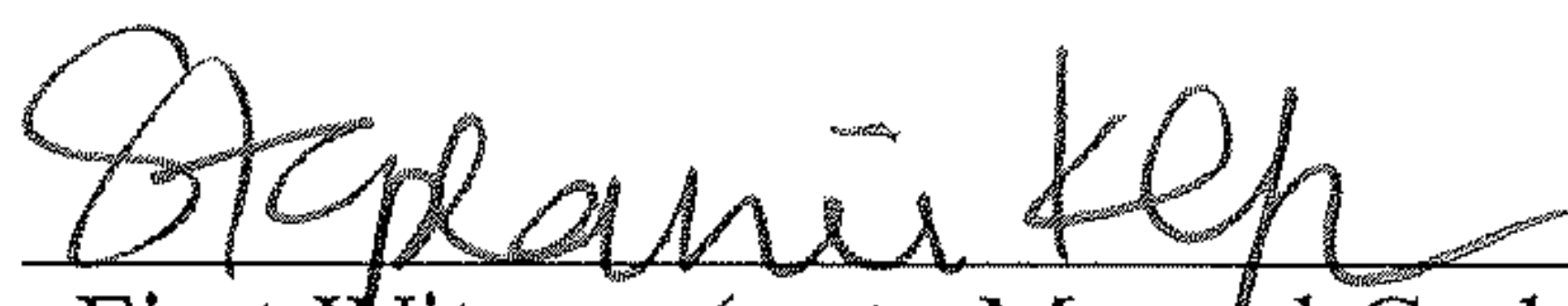


Second Witness (as to Travis Graham)

Printed Name: Katie Kraxberger

Address: 15800 Strawberry Rd.

Rayville, MO 64084



First Witness (as to Maqual Graham)

Printed Name: Stephanie Kleyh

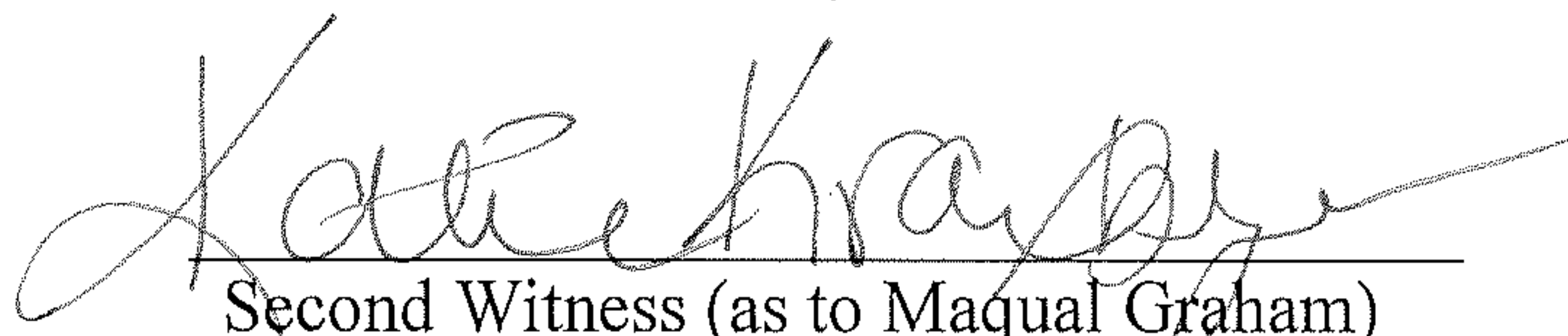
Address: 7922 NE 103rd Ter.

Kansas City, MO 64157



MAQUAL GRAHAM, Grantor

2505 Southwest 19th Street, Blue Springs,
MO 64015



Second Witness (as to Maqual Graham)

Printed Name: Katie Kraxberger

Address: 15800 Strawberry Rd.

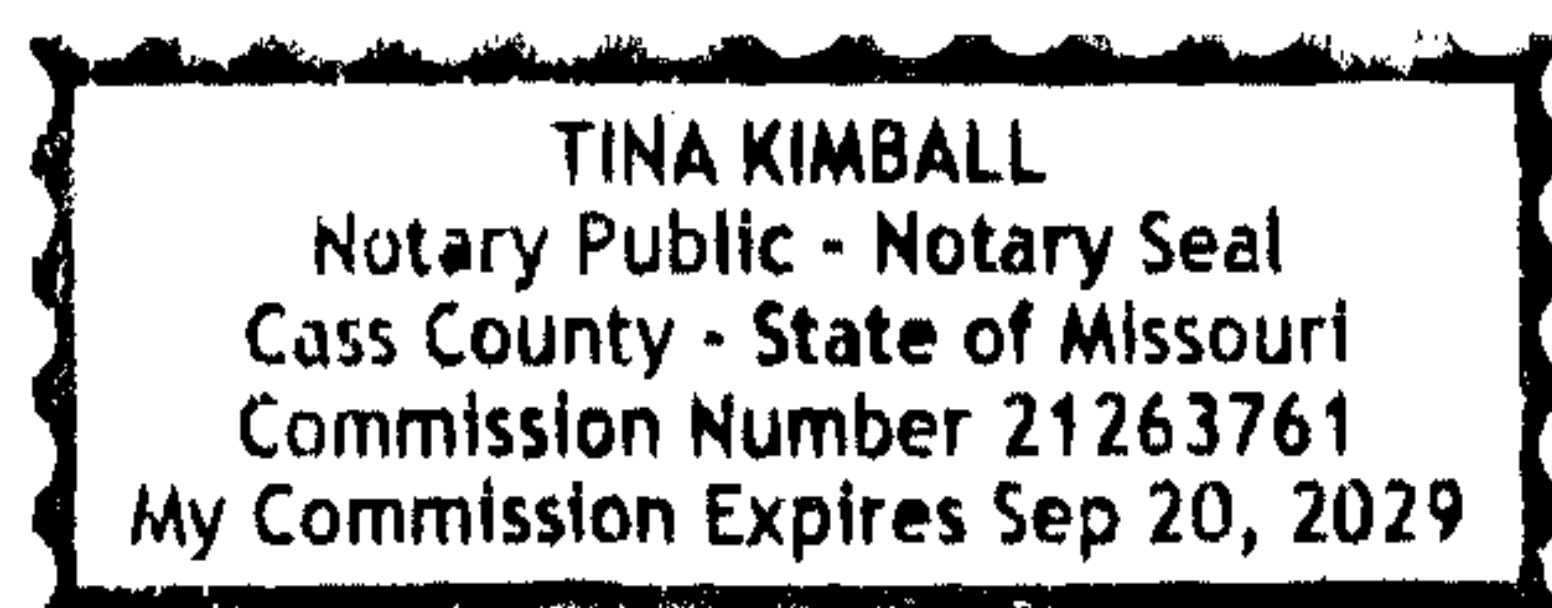
Rayville, MO 64084

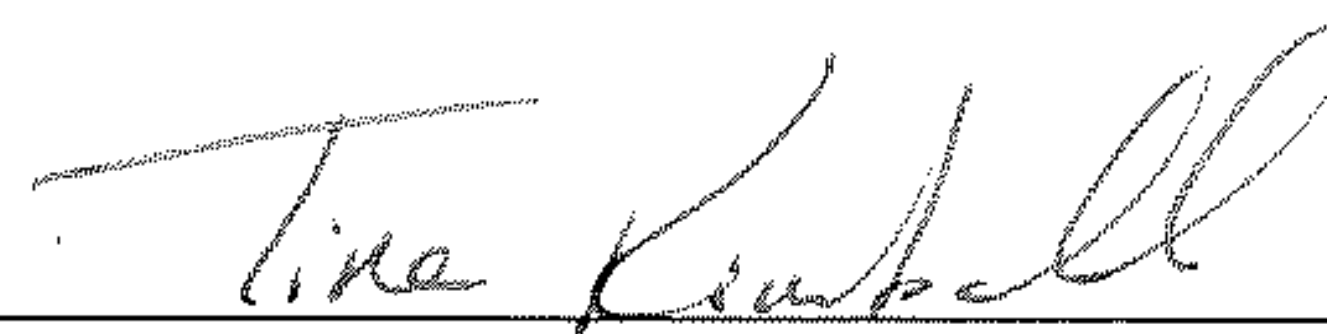
STATE OF MISSOURI

COUNTY OF CLAY

}
} SS.

The foregoing instrument was acknowledged before me by means of physical presence on **July 22, 2026**, by Travis Graham, who has produced a driver's license as identification, and Maqual Graham, who has produced a driver's license as identification, husband and wife, the Grantors.





Notary Public

Printed Name: Tina Kimball

My commission expires: 09/20/2029

EXHIBIT A

Situate, lying and being in Sarasota County, Florida, to-wit:

Unit 115, MAC ARTHUR BEACH & RACQUET CLUB, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1041, Page 1549, as amended, and according to the Plat thereof recorded in Condominium Book 7, Page 37, as amended, of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the year 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel ID No. 0177151015

Prior Instrument Reference: #2025127255

Property Address: 700 GOLDEN BEACH BLVD #115 VENICE, FL, 34285