

Parcel ID#: 0132-01-1508

Recording Fee: \$19.20

Doc Fee: n/a

✓ Return to:

Bernice M. Semann

4240 Central Sarasota Park Way

Sarasota, FL 34238

Prepared by:

Julie M. Jefferson

4207 S. Tamiami Tr.

Sarasota, FL 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100418 2 PG(S)
July 23, 2026 01:23:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



ENHANCED LIFE ESTATE DEED

This Deed is made on this 21st day of July, 2026, between the **Grantor(s), Raymond B. Semann and Bernice Semann**, husband and wife, residing at 4240 Central Sarasota Park Way, Sarasota, FL 34238, and the **Grantee Beneficiary(ies), Devon Wittig**, a married woman, residing at 21550 Cologne Rd., Waukesha, WI 53186.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged and subject to "Notes" below, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death:

Unit 621, PLAZA DE FLORES, a Condominium according to the Declaration of Condominium thereof, recorded in Official Instrument Number 1998126802, and amendments thereto, and as per Plat thereof recorded in Condominium Book 32, Page 44, and amendments thereto, of the Public Records of Sarasota County, Florida.

Commonly known as: 4240 Central Sarasota Park Way, Sarasota, FL 34238

NOTES:

1. It is the intention of the Grantor to create an **Enhanced Life Estate** reserving and preserving to the Grantor a life estate for the term of his life without any liability for waste and with full power and authority in said life to sell, gift, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantor reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, without consideration, signature or joinder of any remainderman being necessary, with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.
3. Upon the death of the Grantor/Life Tenant, the remainder, if any, will then be granted to the above **Grantee Beneficiary/remainderman**.
4. If the remainderman predeceases the Grantor, or otherwise ceases to exist, the remainderman shall not acquire a vested interest in the property; instead; all enumerated provisions shall continue to apply to this instrument and the Grantor's rights and powers set forth herein.
5. Grantor is responsible for all taxes during his lifetime.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Raymond B. Semann
Print Name: **Raymond B. Semann**
Capacity Grantor

Signature: Bernice Semann
Print Name: **Bernice Semann**
Capacity Grantor

STATE OF Florida
COUNTY OF Sarasota

On the 21st day of July, 2026, before me, Julie M. Jefferson, personally appeared Raymond B. Semann and Bernice Semann, who is either personally known to me or proved to me on the basis of FLDL to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.

Julie M. Jefferson
Witness: Sign

Julie M. Jefferson
Print name

4207 S. Tamiami Tr.
Street

Sarasota FL 34231
City State Zip

Anna Rattledge
Witness: Sign

ANNA RATLEDGE
Print name

1826 IVANHOE ST
Street

SARASOTA FL 34231
City State Zip

WITNESS my hand and official seal.

Julie M. Jefferson
Notary Signature
My commission expires _____

[NOTARY SEAL]

