

7/23/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523650

Record:

This instrument prepared by:

Stephen K. Boone, Esquire

BOONE, BOONE & BOONE, P.A.

P.O. Box 1596

Venice, FL 34284

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE

NOTE: There is no change in beneficial ownership, and therefore, no documentary stamp tax is owed.

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 23 day of July 2026, between **David C. Behanna and Barbara J. Behanna**, husband and wife, whose post office address is 1084 Eisenhower Drive, Nokomis, FL 34275, **Grantors**, and **David C. Behanna and Barbara J. Behanna**, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenant to 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, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to **Sara Claire Behanna**, an undivided one-half (1/2) interest, or if predeceased Grantors, to her son, **Marino Moseley**; and the remaining undivided one-half (1/2) interest to **Robert S. Burke, Jacquelynn Frederick, and Jennifer Lynn Ortel**, as joint tenants with right of survivorship, whose post office address is 1084 Eisenhower Drive, Nokomis, FL 34275, **Grantees**.

Grantors reserve unto themselves for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their lifetime, the right, without the joinder or consent of the remainderman, to sell, 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 Grantees, as Grantors in their sole discretion shall decide, except to dispose of said property, if any, by devise upon death. Grantors further reserve unto themselves, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the Grantors, if the property described herein has not been previously disposed of prior to Grantors' death, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

WITNESSETH: That said Grantors, for and in consideration of the sum of ----Ten ---- Dollars, love and affection, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida:

Lot 93, "LAUREL WOODLANDS", according to the plat thereof, recorded in Plat Book 31, Page(s) 42, 42A through 42E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID # 0382100038

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2026 and thereafter.

"Grantor" and "Grantee" are used for singular and plural, as the context requires.

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

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hands and seals the day and year first above written.

Witnesses:

Sign [Signature]
Print Stuart S. Boone
1001 Avenida del Circo, Venice, FL 34285

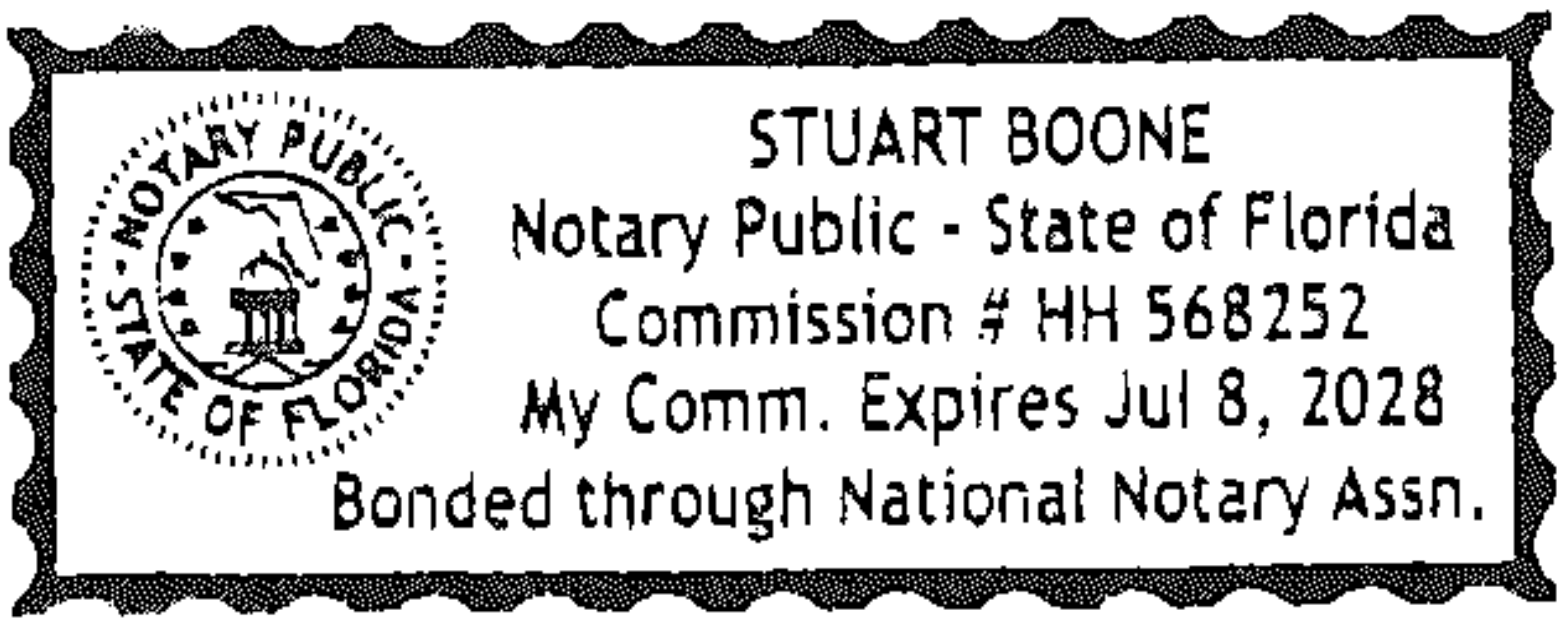
[Signature]
David C. Behanna

Sign [Signature]
Print Marzena Dyczewski
1001 Avenida del Circo, Venice, FL 34285

[Signature]
Barbara J. Behanna

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026, by **David C. Behanna** and **Barbara J. Behanna**, who are personally known to me or who produced FL drivers license as identification.



(Seal)

[Signature]
Notary Public
Print Stuart S. Boone