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INSTRUMENT # 2026100797 2 PG(S)
July 24, 2026 11 07 13 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Recording Fee: \$18.50
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Doc Stamp-Deed \$0.70



RETURN TO:
PAYNE LAW GROUP, PLLC
766 Hudson Avenue, Suite C
Sarasota, Florida 34236

PREPARED BY:
✓ SANDY ALAN LEVITT, ESQUIRE
2201 RINGLING BLVD, SUITE 203
SARASOTA, FLORIDA 34237
(Without Title Examination)

Tax Parcel ID No.: 2036033023

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED is made this 20 day of JULY, 2026, by **MARILYN P. MORGAN, a single woman**, GRANTOR, whose mailing address is 755 S. Palm Avenue, Apt. 405, Sarasota, Florida 34236, to **MARILYN P. MORGAN, for a Life Estate**, 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 without any liability for waste, and upon the death of the GRANTOR, the remainder, if any to **MICHAEL LANE MORGAN and KIMBERLEY MORGAN MANCINI, as tenants in common**, as GRANTEES, whose mailing address is 755 S. Palm Avenue, Apt. 405, Sarasota, Florida 34236.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, that said GRANTOR, for and in consideration of love, affection and other good and valuable consideration, does hereby remise, release, transfer, and forever convey to GRANTEES the following described land located in Sarasota County, Florida to wit:

UNIT 405, PALM PLACE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1576, PAGE 1637, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 20, PAGES 21, 21A THROUGH 21D, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SUBJECT to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any. Also subject to terms, conditions, covenants, restrictions, reservations and assessments provided in said Declaration of Condominium, as amended, and all exhibits recorded therewith.

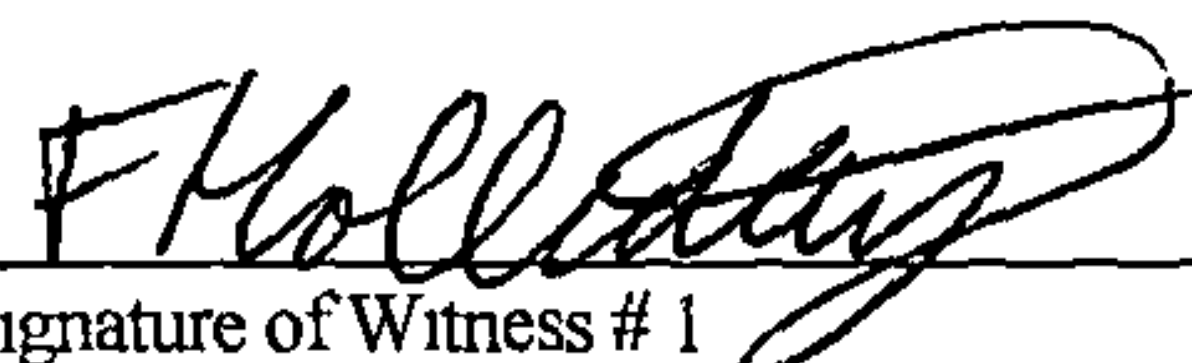
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEES that GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

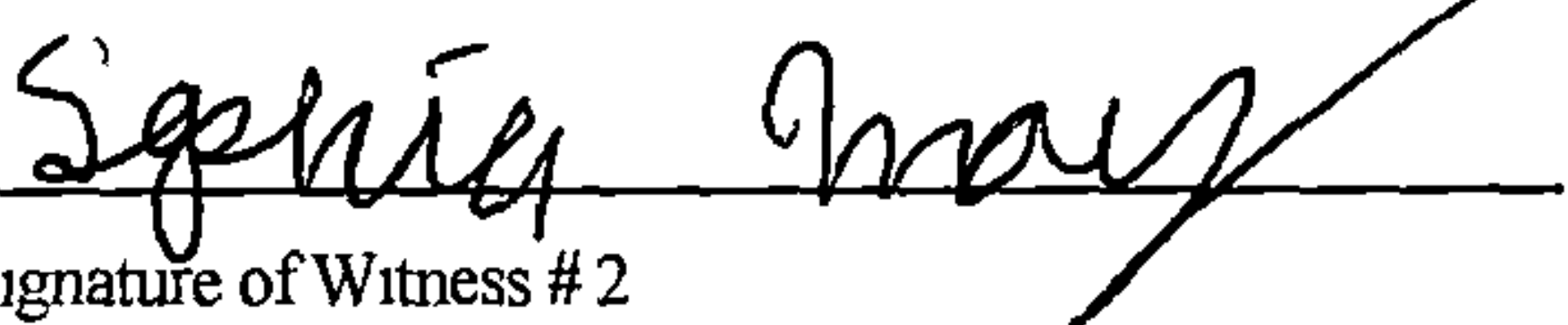
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:


Signature of Witness # 1

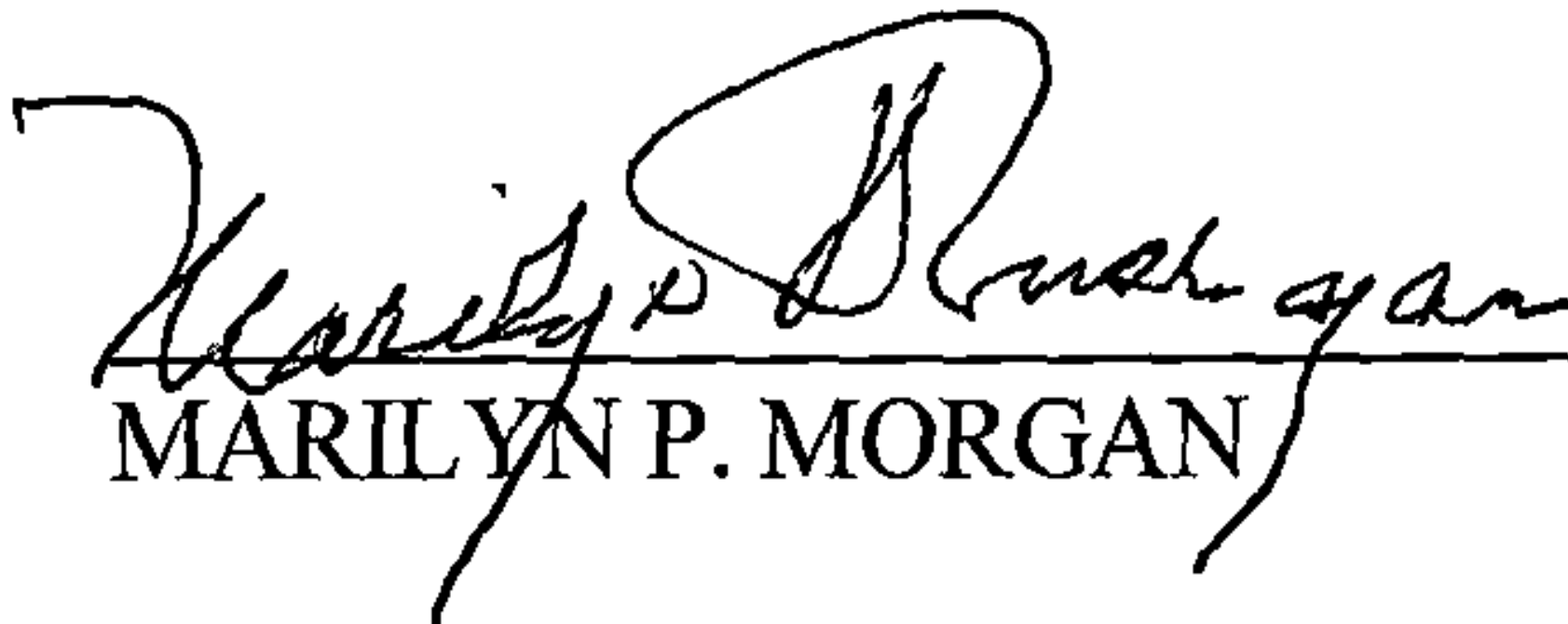
Faith A. Holliday

Print Name of Witness #1
766 Hudson Avenue, Suite C
Sarasota, Florida 34236


Signature of Witness # 2

Sophia R. May

Print Name of Witness #2
766 Hudson Avenue, Suite C
Sarasota, Florida 34236


MARILYN P. MORGAN

STATE OF FLORIDA

COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of July, 2026, by **MARILYN P. MORGAN, a single woman**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced Drivers License as identification and did not take an oath.

By means of: ☒ physical presence OR ☐ online notarization
Identification:
☐ personally known OR ☒ produced (ID type): Drivers License


NOTARY PUBLIC **Faith A. Holliday**
My Commission Expires:



FAITH A. HOLLIDAY
Notary Public
State of Florida
Comm# HH798636
Expires 5/4/2030