

This instrument prepared by.

Name: Elizabeth Placencia Espinosa

Address. 5903 Murdock Avenue

Sarasota, FL 34231

Parcel ID#: 0101-03-0033

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110874 3 PG(S)
August 14, 2026 10 33 36 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



Enhanced Life Estate Deed

(Lady Bird Deed)

space above reserved for recording information

This deed, made this 14th day of August, 2026, by

Elizabeth Placencia Espinosa, a single woman

whose address is 5903 Murdock Avenue, Sarasota, FL 34231

hereinafter called the Grantor(s), to Erick Reynoso Placencia, a single man

whose address is 5903 Murdock Avenue, Sarasota, FL 34231,

hereinafter called the Grantee Beneficiary(ies).

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situated in Sarasota County, Florida, to wit

(Legal Description of Property)

(If the description exceeds the maximum characters allowed in this field, please attach as an exhibit)

Lot 49, GOLDEN ACRES FIRST ADDITION, according to the Map or Plat thereof, as recorded in Plat Book 10, Page 6, of the Public Records of Sarasota County, Florida.

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an

unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

Witness 1 Signature as to First Grantor

Erika Cabrales

Witness 1 Printed Name

1508 6th Ave E. Palmetto, FL 34221

Witness 1 Post Office Address

Witness 2 Signature as to First Grantor

Gustavo Ariel Cabrales

Witness 2 Printed Name

1508 6th Ave E. Palmetto, FL 34221

Witness 2 Post Office Address

Signature of Grantor

Elizabeth Placencia Espinosa

Printed Name of Grantor

5903 Murdock Avenue

Sarasota, FL 34231

Post Office Address

Witness 1 Signature as to Second Grantor

Witness 1 Printed Name

Witness 1 Post Office Address

Witness 2 Signature as to Second Grantor

Witness 2 Printed Name

Witness 2 Post Office Address

Signature of Grantor

Printed Name of Grantor

Post Office Address

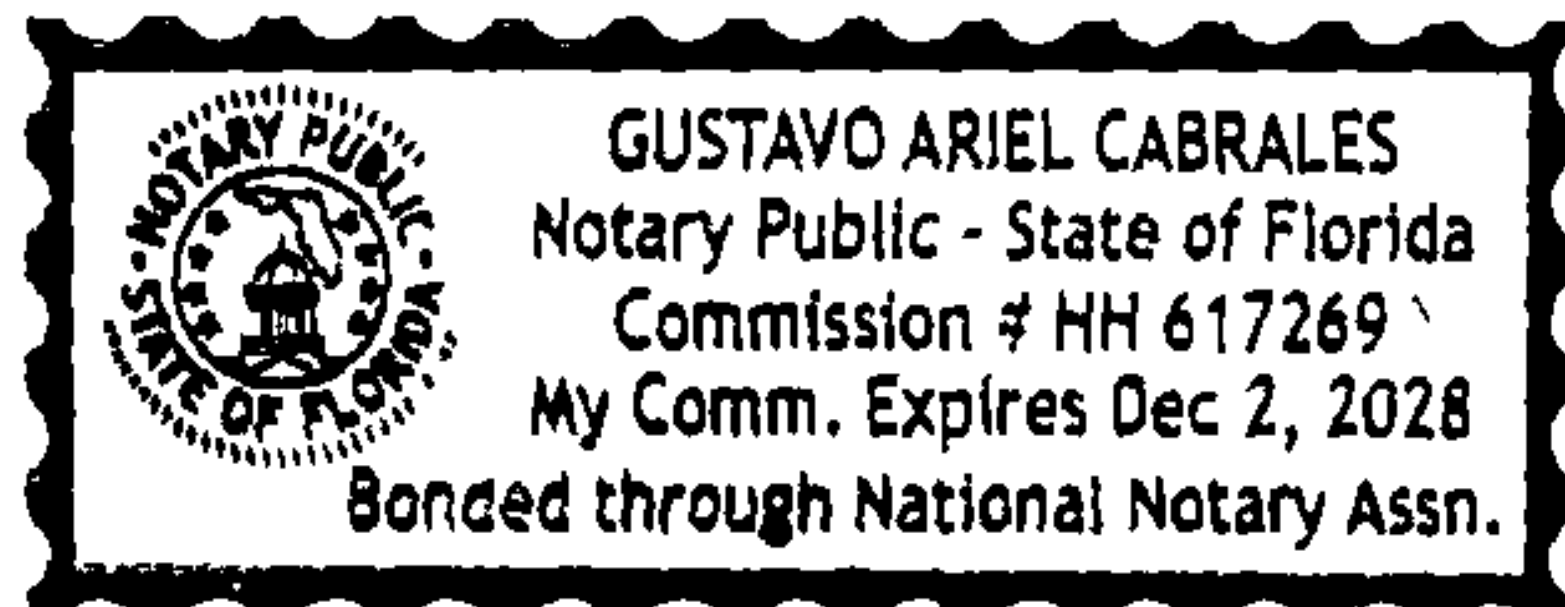
NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of August, 2026, by Elizabeth Placencia Espinosa, who is personally known to me or has produced DL, as identification and who signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned

Notary Seal



Notary Signature

Gustavo Ariel Cabrales

Notary Printed Name

Commission Number: _____

Commission Expiration: _____