

9/9/2026 2:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542936

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Season Chisholm, Esq.
SPANSKI LAW, PLLC
304 W. Venice Ave., Suite 217
Venice, FL 34285

Property Appraiser's Parcel Identification
No. 0392010126

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

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on September 9, 2026, between:

Grantors: JOHN S. STACK and GERALYN ALICE STACK, husband and wife
Address: 276 Ariano Avenue, Nokomis, Florida 34275

and

Life Tenants: JOHN S. STACK and GERALYN ALICE STACK, husband and wife
Address: 276 Ariano Avenue, Nokomis, Florida 34275

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in the following Grantee remaindermen who shall own the Subject Property in equal shares as joint tenants with full right of survivorship:

1st Grantee: JUSTIN J. STACK, a single man
Address: 7743 37th Street E., Sarasota, FL 34243

2nd Grantee: TARA L. STACK, a single woman
Address: 23388 Superior Avenue, Port Charlotte, FL 33954

WITNESSETH, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenants, the following described property:

Lot 126, VICENZA PHASE 1, according to the plat thereof, as recorded in Plat Book 53, Page 239, of the Public Records of Sarasota County, Florida.

Situs address: 276 Ariano Avenue, Nokomis, Florida 34275

This is the homestead property of the Grantor(s).

This deed was prepared without the benefit of title examination or opinion.

TO HAVE AND TO HOLD, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements,

and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

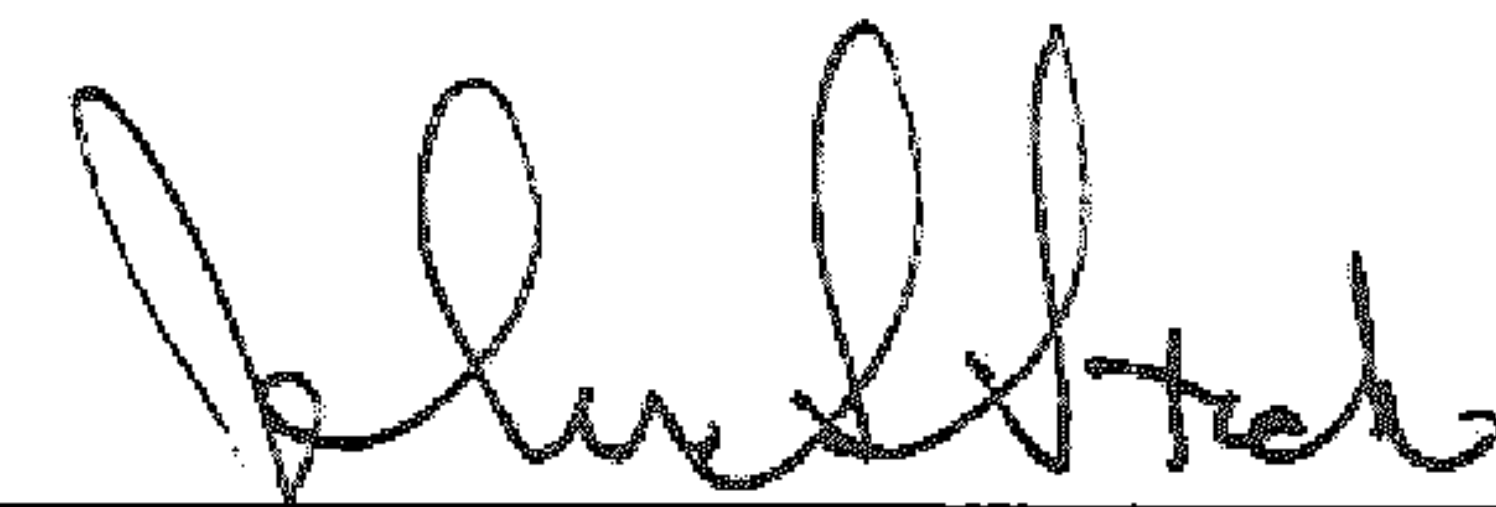
Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenants shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different Grantees. The Grantees shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

Signed, Sealed and Delivered in presence of


SEASON CHISHOLM
304 W Venice Ave, Ste 217
Venice, FL 34285


JOHN S. STACK
276 Ariano Avenue
Nokomis, FL 34275


MELISSA YIDI
304 W Venice Ave, Ste 217
Venice, FL 34285


GERALYN ALICE STACK
276 Ariano Avenue
Nokomis, FL 34275

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by JOHN S. STACK, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by GERALYN ALICE STACK, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on September 9, 2026.




Notary Public