

Prepared by and when recorded return to:

PAUL CONSBRUCK, ESQ.
871 VENETIA BAY BOULEVARD, STE. 202
VENICE, FLORIDA 34285

**Property Appraiser's Parcel Identification
No. 0175166012**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122946 3 PG(S)
September 09, 2026 02:49:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



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

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on September 8, 2026, between:

Grantors: BRIAN T. BUTLER and JENNIFER L. BUTLER, husband and wife
Address: 537 Manatee Court, Apt. 205, Venice, Florida 34285

and

Life Tenants: BRIAN T. BUTLER and JENNIFER L. BUTLER, husband and wife
Address: 537 Manatee Court, Apt. 205, Venice, Florida 34285

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: LUKE MAFFETT BUTLER, a married man
Address: 8071 Pleasant Hill Road, Lithonia, GA 30058

2nd Grantee: JIMMY JAKE BUTLER, a single man
Address: 20 Wynn Street, Newnan, GA 30263

3rd Grantee: SILAS BALLARD BUTLER, a single man
Address: 2281 Akers Mill Road, Apt. 5221, Atlanta, GA 30339

4th Grantee: ABBIE ELIZABETH BICKFORD, a married woman
Address: 92 Whitlock Avenue, NW, Marietta, GA 30064

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:

Unit 205, PARKVIEW MANOR CONDOMINIUM APARTMENTS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 927, Page 367, and amendments thereto, and as per plat thereof, recorded in Condominium Book 5, Page(s) 14, 14A and 14B, and amendments thereto, of the Public Records of Sarasota County, Florida.

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.

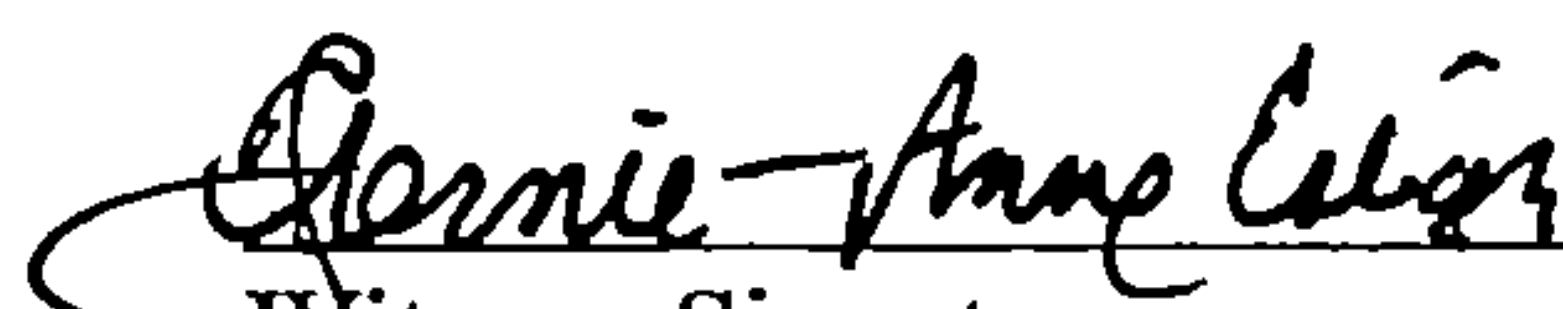
The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions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

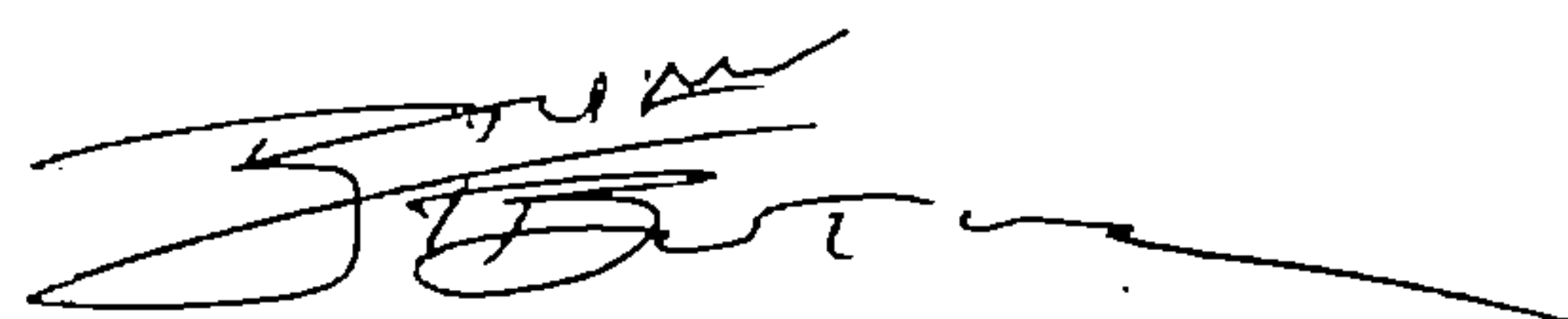
Life Tenants shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under 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



Witness Signature



BRIAN T. BUTLER

Fernie-Anne Eslinger
(Printed Name)
871 Venetia Bay Boulevard, Ste. 202
Venice, FL 34285



Witness Signature



JENNIFER L. BUTLER

PAUL CONSRUCK
(Printed Name)
871 Venetia Bay Boulevard, Ste. 202
Venice, FL 34285

STATE OF FLORIDA

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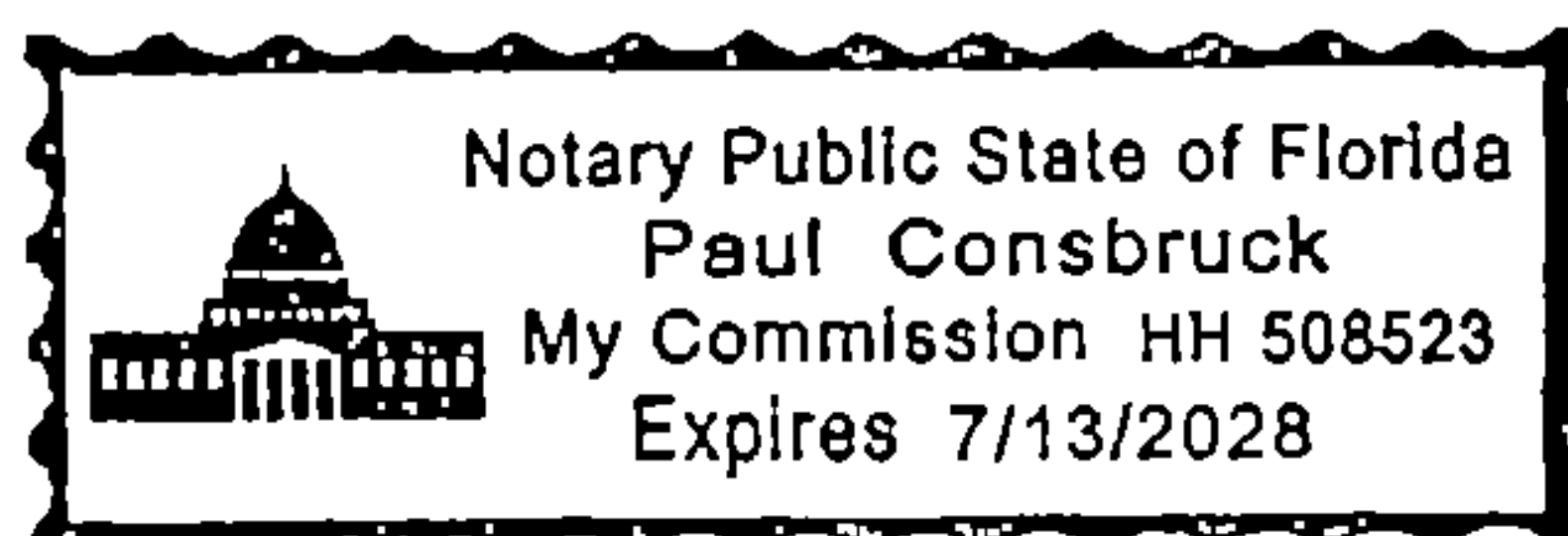
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COUNTY OF SARASOTA

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, by BRIAN T. BUTLER, 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 JENNIFER L. BUTLER, 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 8, 2026.





Notary Public