

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125821 3 PG(S)**

9/15/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545450

RECORD IN SARASOTA COUNTY

This Instrument Prepared By:
M. Brandon Robinson, Esq.
BARNES WALKER, GOETHE,
SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 741-8224
File Number: 82497.000

Doc Stamp-Deed: \$0.70

Parcel Identification Number: 2031-04-1013

Consideration:	\$10.00
Documentary Stamp Tax:	\$ 0.70
Recording: (3 pages)	\$27.00
Indexing: (5 Names)	<u>\$ 1.00</u>
Total Due:	\$28.70

**WARRANTY DEED
(Enhanced Life Estate Deed)**

THIS WARRANTY DEED, made September 15, 2026, by:

STACY L. FLANAGAN, an unmarried person, whose mailing address is 509 129th Street NE, Bradenton, FL 34212, Grantor, and

STACY L. FLANAGAN, whose mailing address is 509 129th Street NE, Bradenton, FL 34212, as to a life estate with the reserved rights set forth below, and a remainder interest, subject to divestment as set forth below, to MISTY COLLEEN CANADA, whose mailing address is 13405 3rd Avenue E, Bradenton, FL 34212 and MARLEE ELIZABETH FLANAGAN, whose mailing address is 5120 SE 104th Avenue, Portland, OR 97266, Grantees.

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

Condominium Unit No. 204, RINGLING PROFESSIONAL CENTER, a Condominium, according to the Declaration of Condominium recorded May 18, 1981 in Official Records Book 1441, Page 1644, and any Amendments filed thereof; and per the plat recorded in Condominium Plat Book 16, Page 49, as amended by Condominium Plat Book 18, Page 12, all of the Public Records of Sarasota County, Florida; Together with an undivided interest in and to the common elements and any and all appurtenances thereto.

SUBJECT TO: Covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; Taxes and assessments for the current and subsequent years; And to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**Real Property Address: 2831 Ringling Blvd., Unit 204, Sarasota, FL 34237
Parcel Identification Number: 2031-04-1013**

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

Where used herein the terms Grantor, Grantee, Settlor, and Trustee shall be construed as singular or plural as the context requires.

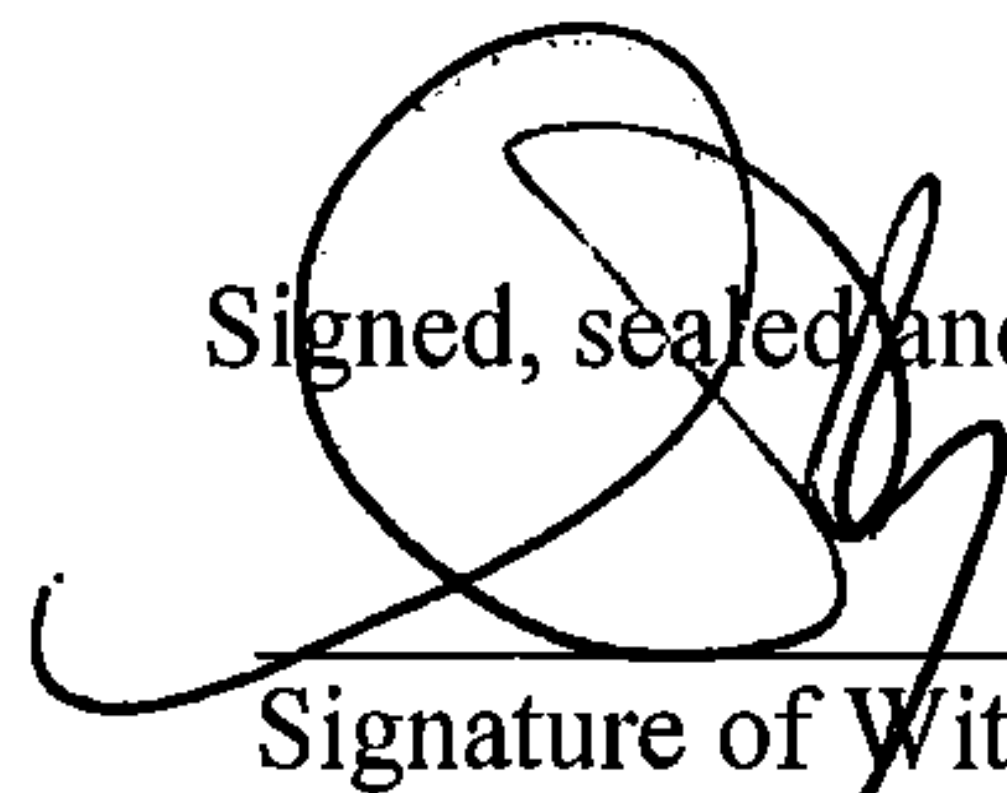
Continuous Marriage. STACY L. FLANAGAN is the surviving spouse of JOHN R. FLANAGAN, deceased, who died a resident of Manatee County, Florida, on September 3, 2021. STACY L. FLANAGAN and JOHN R. FLANAGAN were married at the time they acquired title to the above-described real property and remained married continuously and without interruption until the date JOHN R. FLANAGAN passed away.

Florida Documentary Stamp Tax. This conveyance is a revocable conveyance of a remainder interest in the subject property not encumbered by a mortgage. Only minimal documentary stamp taxes are due.

Conditional Remainder Interest. The Grantor retains a life estate in the subject property. In addition, the Grantor retains full authority, at any time, without notice to or consent or joinder by the Grantee, to lease, sell, convey, reconvey, mortgage, encumber, gift, or otherwise revoke, divest, or dispose of the remainder interest or the entire fee, including a conveyance or reconveyance of the remainder interest to the Grantor or a third party, with or without consideration, and without liability to the Grantee for the conveyance, reconveyance, divestment, or revocation of the Grantee's interest. The Grantee's interest shall not vest until the death of Grantor and shall be conditioned upon surviving the Grantor.

EXECUTED on September 15, 2026.

Signed, sealed and delivered in our presence:



Signature of Witness One

Cynthia Mejias

Printed name of Witness One



STACY L. FLANAGAN

3119 Manatee Avenue West, Bradenton, FL 34205
Post Office Address of Witness One

James M. Goethe

Signature of Witness Two

James M. Goethe

Printed name of Witness Two

3119 Manatee Avenue West, Bradenton, FL 34205

Post Office Address of Witness Two

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by STACY L. FLANAGAN, who ☐ is personally known to me or ☒ produced a Florida Driver's License as identification on September 15, 2026.

[AFFIX NOTARY SEAL]



MICHAEL BRANDON ROBINSON
Commission # HH 800582
Expires July 23, 2030

Michael Brandon Robinson

Notary Public – State of Florida

Michael Brandon Robinson

Printed or Stamped Name of Notary Public

This deed has been prepared at the Grantor's request without examination or legal opinion of title.