

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126306 2 PG(S)

Prepared without examination of title
by and return to:
ROBERT P. SCHEB
Bowman, George, Scheb & Chapman, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, FL 34237
(941) 366-5510
Parcel I.D. No. 0073141001

9/16/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545906

ENHANCED LIFE ESTATE DEED ~~Deed~~ Stamp-Deed: \$0.70

This Indenture, made this 14th day of September, 2026, between **ROBERT DES ROCHERS and ANN DES ROCHERS, husband and wife**, hereinafter referred to as Grantor, whose post office address is 3193 Lake Park Lane, #1, Sarasota, FL 34231, and **ROBERT DES ROCHERS and ANN DES ROCHERS, husband and wife**, for a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, with or without joinder of the remainderman, with full power and authority to retain any and all proceeds generated thereby, and with full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remainderman without joinder by the remainderman, and upon the death of the last life tenant, the remainder, if any, to **the then serving Trustee of the DES ROCHERS FAMILY TRUST dated September 14, 2026**, hereinafter referred to as Grantee, whose post office address is 3193 Lake Park Lane, #1, Sarasota, FL 34231.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, their heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Unit No. 1 of PARK PLACE VILLAS, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof as recorded in Official Records Book 1936, Page 841 and Condominium Plat thereof as recorded in Condominium Book 26, Page 23, as amended from time to time, of the Public Records of Sarasota County, Florida.

Pursuant to §732.7025, Florida Statutes, Grantors, by executing or joining this deed, intend to each waive homestead rights that would otherwise prevent each of them from devising the homestead property described in this deed to someone other than each other, and acknowledge that each Grantor has made fair disclosure to the other of their respective estates, pursuant to §732.702(2), Florida Statutes.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

The purpose of this warranty deed is to create a life estate in the Grantors with the remainder in the joint trust of the Grantors for estate planning purposes. There is no new consideration for this deed.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, each Grantor has signed and sealed this deed the date above written.

WITNESSES:

Joanne L. Hilliard
JOANNE L. HILLIARD

2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

Robert P. Scheb

ROBERT P. SCHEB
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

Robert A. Des Rochers
ROBERT DES ROCHERS

Ann S. Des Rochers
ANN DES ROCHERS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of September, 2026, by ROBERT DES ROCHERS and ANN DES ROCHERS, who are personally known to me.

NOTARY PUBLIC

Robert P. Scheb

ROBERT P. SCHEB
State of Florida at Large (Seal)
My Commission Expires:

