

9/17/2026 1:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546295

Doc Stamp-Deed: \$0.70

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2710
Attention: Jan W. Pitchford, Esquire

Consideration: \$1.00
Doc Stamps: \$0.70
Recording Fee: \$18.50

This Enhanced Life Estate Deed (a) does not presently effectuate a change/transfer in the legal or beneficial ownership of the real property described herein (b) is given without consideration and (c) is exempt from the imposition of documentary stamp tax pursuant to Sec. 201.02(1) (a), Florida Statutes, Rule 12B-4.014 (2) F.A.C., and Technical Assistance Advisement No. 20B4-004, October 16, 2020.

This Enhanced Life Estate Deed was prepared without the benefit of title examination.

ENHANCED LIFE ESTATE DEED

THIS DEED is made on this 17th day of September, 2026, between Dennis DeLellis and Vivian DeLellis, husband and wife, whose address is 4414 Samoset Drive, Sarasota, FL 34241 ("Grantors"), to, upon the death of the survivor of the Grantors (the "Surviving Grantor"), the then acting Trustee of the DeLellis Family Trust dated October 17, 2022 ("Grantee") with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statutes § 689.073, whose address is 4414 Samoset Drive, Sarasota, FL 34241.

For love and affection and \$1.00, the receipt of which is hereby acknowledged, Grantors transfer and convey the following described property (the "Property") to the Grantee, effective on the Surviving Grantor's death (provided, however, that the Grantee is in existence as of the Surviving Grantor's death):

Lot 270, HERITAGE OAKS GOLF & COUNTRY CLUB, UNIT V,
according to the plat thereof, as recorded in Plat Book 39, Page 43, of the
Public Records of Sarasota County, Florida.

Property Address: 4420 Samoset Drive, Sarasota, FL 34241

Property Appraiser's Parcel I.D. #0258080026

Subject to easements, restrictions and reservations of record and the lien of taxes not yet due and payable.

Grantors reserve, for and during Grantors' lifetimes, and the Surviving Grantor's lifetime, without liability for waste:

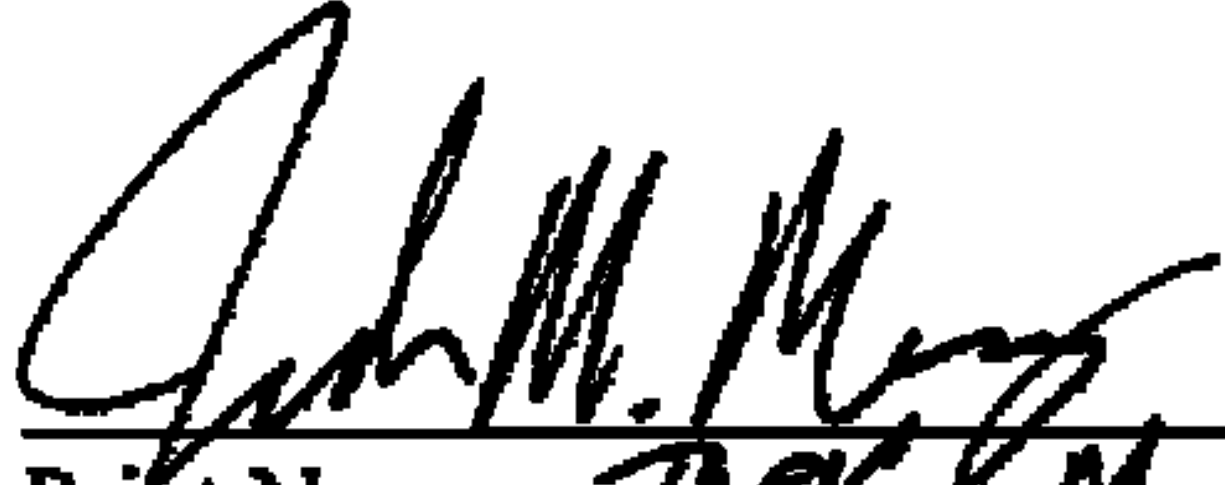
1. The exclusive possession and use of the Property and enjoyment of the rents and profits from the Property;
2. The unrestricted right to sell, lease, encumber by mortgage, pledge, lien, or otherwise, to manage and dispose, in whole or in part, or grant any interest in the Property, by gift, sale, or otherwise and without the joinder of the Grantee, as Grantors, or the Surviving Grantor, as the case may be, shall decide in their sole and absolute discretion; and

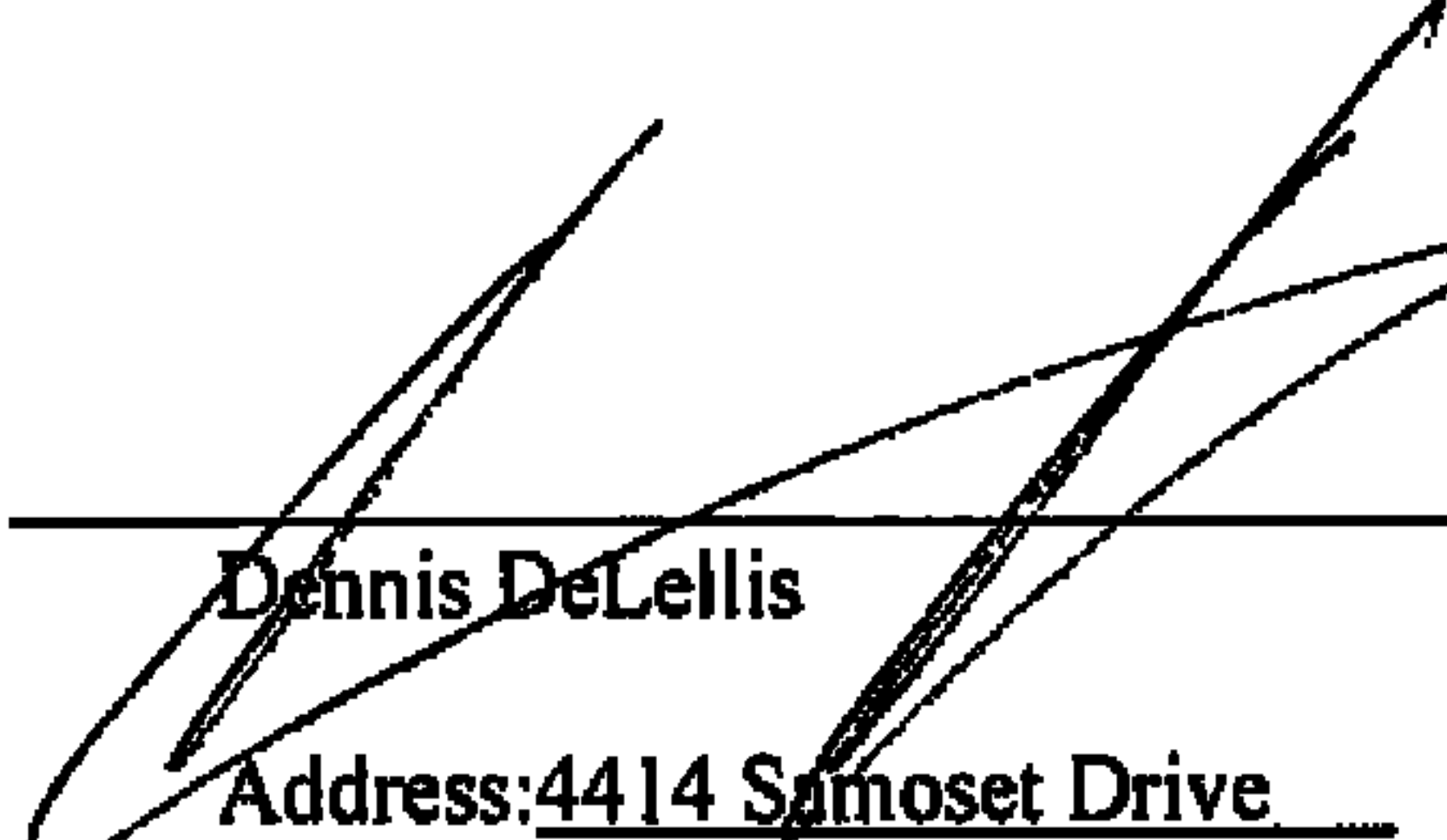
3. The unrestricted right to cancel this deed by further conveyance, even to Grantors, or the Surviving Grantor, which may destroy any and all rights of the Grantee under this deed.

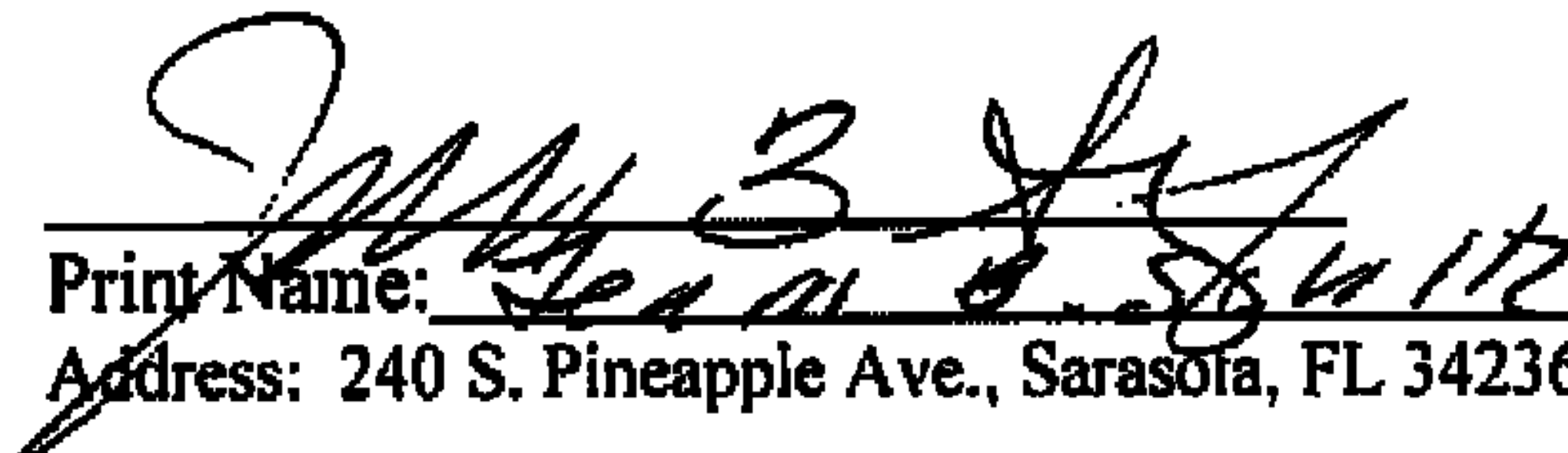
Grantors hereby covenant with Grantee that the property is free of all encumbrances made by Grantors and that Grantors do hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

Executed this 17th day of September, 2026.

WITNESSES AS TO BOTH:


Print Name: JACK M. MASS
Address: 240 S. Pineapple Ave., Sarasota, FL 34236

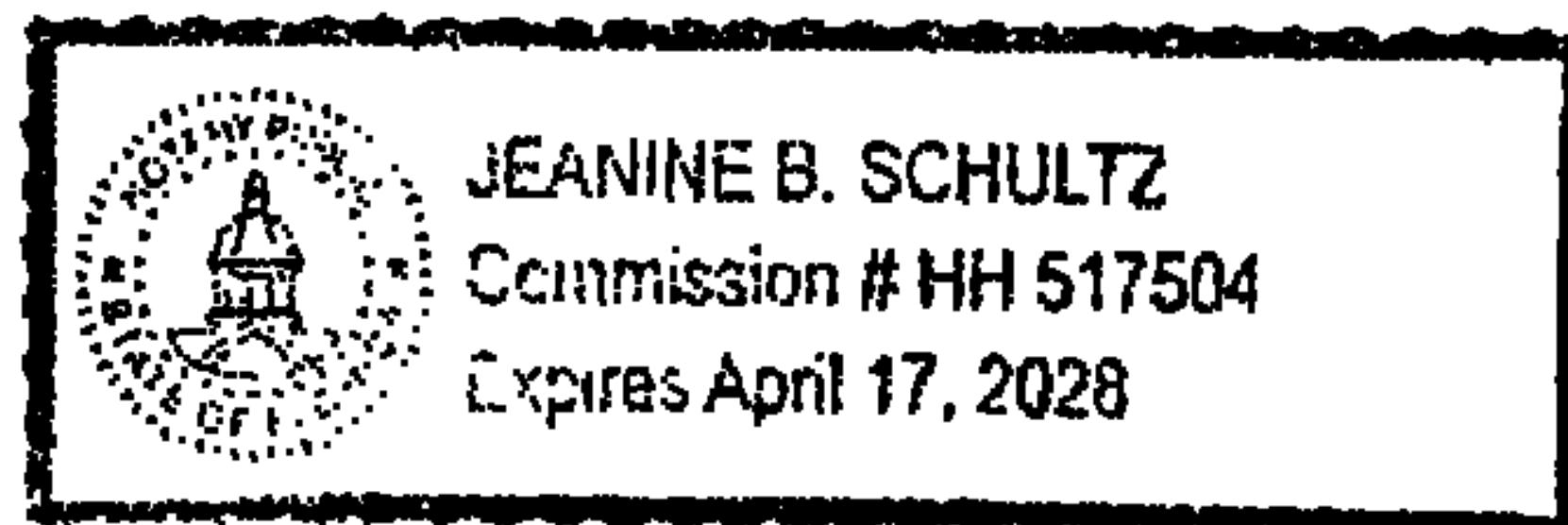

Dennis DeLellis
Address: 4414 Samoset Drive
Sarasota, FL 34241

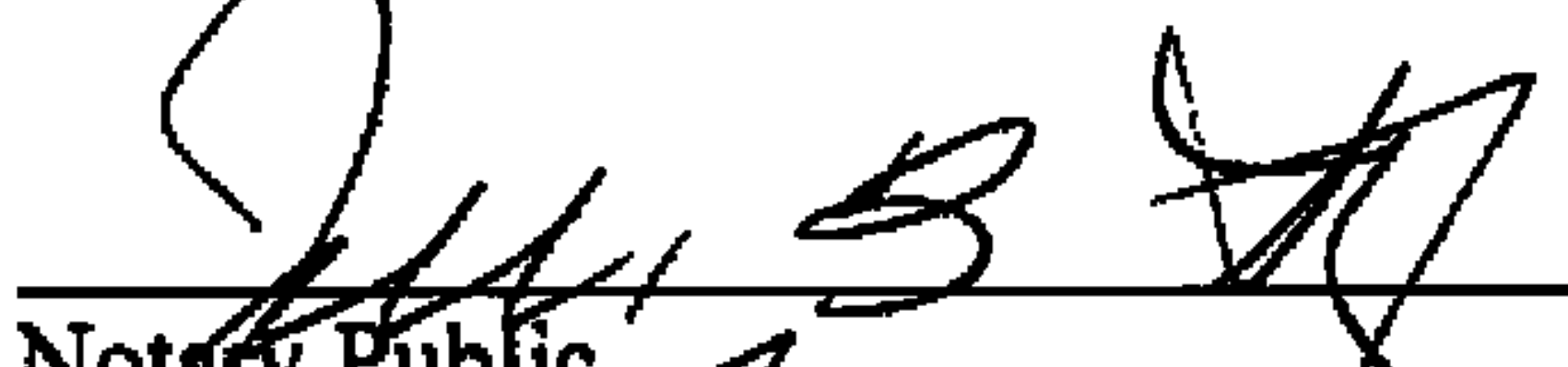

Print Name: Jean B. Schultz
Address: 240 S. Pineapple Ave., Sarasota, FL 34236


Vivian DeLellis
Address: 4414 Samoset Drive
Sarasota, FL 34241

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of September, 2026, by Dennis DeLellis and Vivian DeLellis.




Notary Public
Print Name: Jeanine B. Schultz
My Commission Expires: 4-17-2028

Personally Known / (OR) Produced Identification