

9/17/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

This Document Prepared Without Examination
Or Opinion of Title by:

CSC

Receipt # 3546326

Alfred J. Pandl (1022400)
PANDL LAW PLLC
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Venice, Florida 34285
941-548-1071

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE DEED

This document is exempt from Florida Stamp and Transfer tax as there is no beneficial change in ownership and there is no vested remainderman.

This Indenture the 17th day of **September 2026** by;

The GRANTOR(S), **Odel Gipson and Judith Gipson**, husband and wife:

Whose mailing address is, 7266 Mauna Loa Blvd., Sarasota, FL 34241;

TO

The GRANTEE(S) **Sasha L. Gipson and Jaxson McNally**, the remaindermen:

Whose mailing address are:

Sasha L. Gipson: 7266 Mauna Loa Blvd., Sarasota, FL 34241

Jaxson McNally: 7266 Mauna Loa Blvd ., Sarasota, FL 34241

The Grantor(s), for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor(s) paid by Grantee, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, remise and convey to the Grantee(s), as individuals, subject to a retained life estate in Grantor(s) described further in the Reservation and Limitations to Conveyance and Warranty set forth below, the following described land, situate, lying and being **SARASOTA County, State of Florida**, viz:

Lot 1176 LAKE SARASOTA, UNIT NO 13, according to the map or plat thereof as recorded in Plat Book 8, Pages 94 and 95, Public Records of Sarasota County, Florida.

Assessor's Parcel Number: **0259150001**

MORE commonly known as: 7266 Mauna Loa Blvd., Sarasota, FL 34241;

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

RESERVATIONS AND LIMITATION TO CONVEYANCE AND WARRANTY:

It is the intention of the Grantor(s) to create an Enhanced Life Estate reserving and preserving to the Grantor(s) a life estate for the term of his and/or her life(s) without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property, with or without consideration, without joinder of any remainderman.

The Grantor(s) also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.

The remainder interest created in this deed shall not vest in the remaindermen until the death of the life tenant(s). Upon the death of the Life Tenant(s), the remainder, if any, will then be granted to **Sasha L. Gipson and Jaxson McNally** the remaindermen, as joint tenants with rights of survivorship, in fee simple forever.

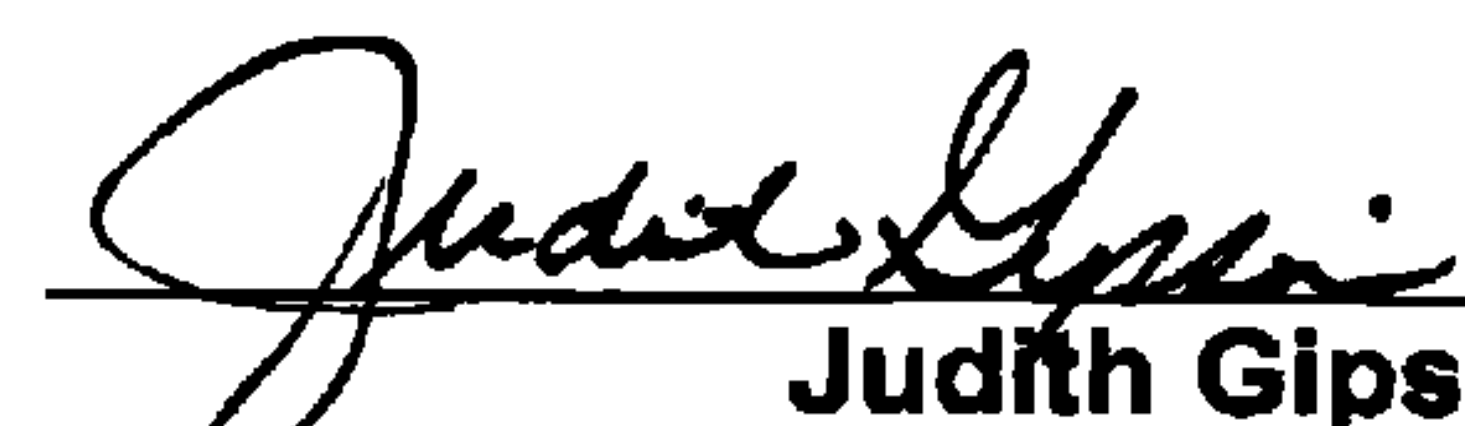
WARRANTY: Grantor(s), binds Grantor(s) and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee(s) and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

To have and to hold, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

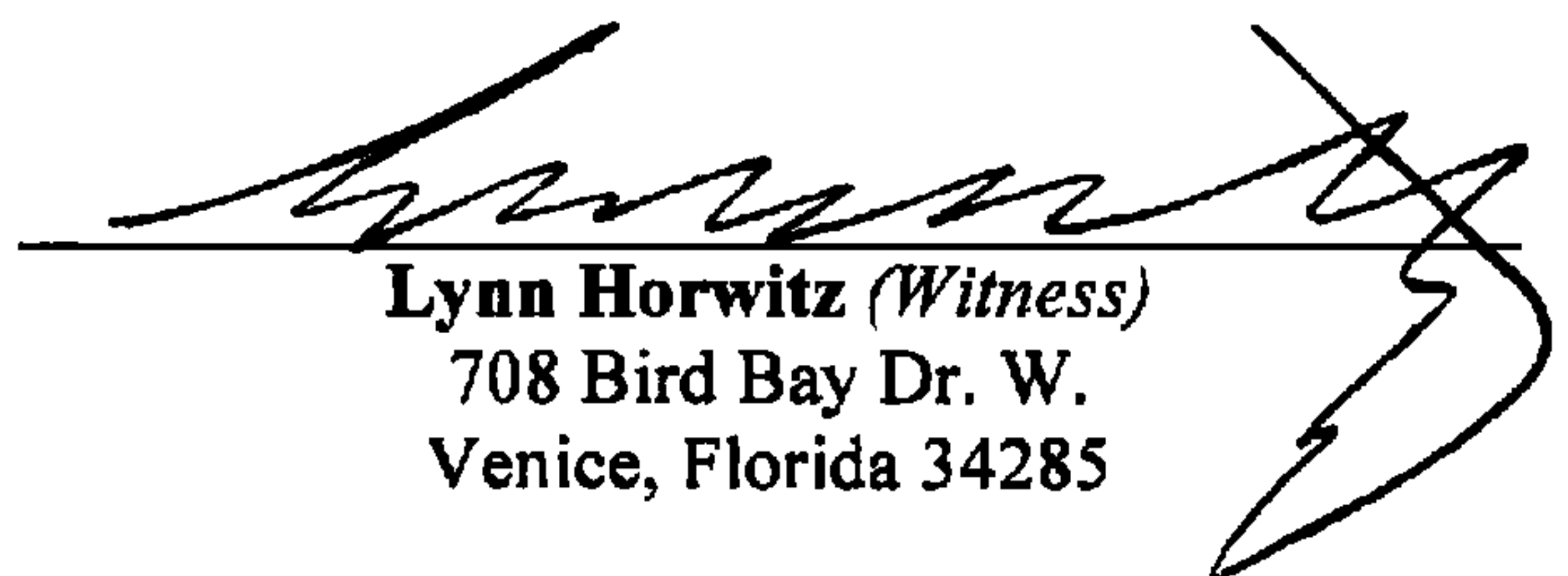


Odel Gipson

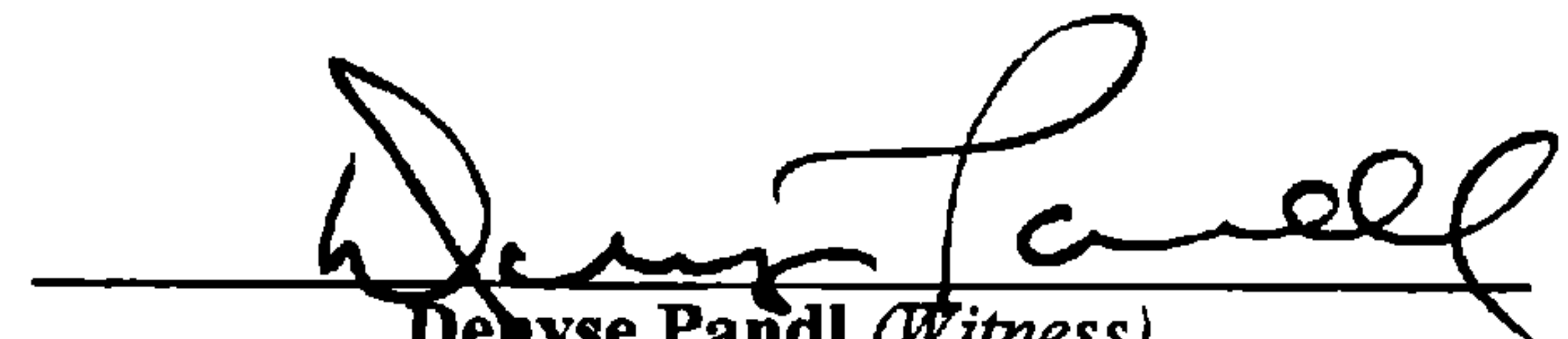


Judith Gipson

Signed, sealed and delivered in the presence of:



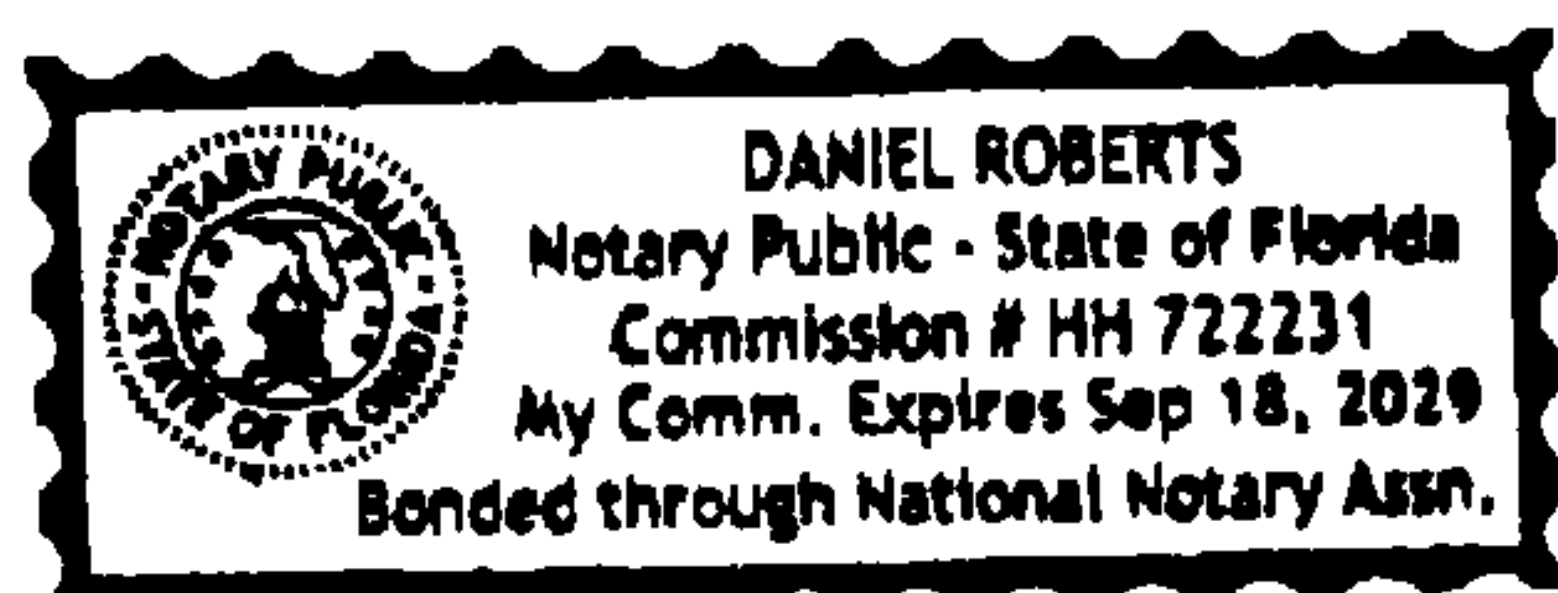
Lynn Horwitz (Witness)
708 Bird Bay Dr. W.
Venice, Florida 34285



Denyse Pandl (Witness)
21254 Chattahoochee Ave
Venice, FL 34293

STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

Acknowledged and subscribed before me, by means of physical presence, by the Grantor(s), **Judith Gipson**, who has produced a Florida driver's license, as identification and **Odel Gipson**, who has produced a Florida driver's license, as identification, all on **September 17, 2026**.





Daniel Roberts, Notary Public