

**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. 0402070015**

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 18, 2026, between:

Grantor: ROBERT P. WARDELL, an unremarried widower  
Address: 493 Marsh Creek Road, Venice, Florida 34292

and

Life Tenant: ROBERT P. WARDELL  
Address: 493 Marsh Creek Road, Venice, Florida 34292

Life Tenant shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant 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 Life Tenant, 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:

1<sup>st</sup> Grantee: MICHAEL WARDELL, a single man  
Address: 493 Marsh Creek Road, Venice, Florida 34292

2<sup>nd</sup> Grantee: ROBERT WARDELL, a married man  
Address: 179 Nandina Terrace, Winter Springs, Florida 32708

3<sup>rd</sup> Grantee: BRIAN WARDELL, a married man  
Address: 3647 Forest Gale Drive, Forest Grove, Oregon 97116

**WITNESSETH**, that Grantor, 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, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenant, the following described property:

Lot 310, SAWGRASS, UNIT 5, as per plat thereof recorded in Plat Book 41, Pages 28, and 28-A through 28-H, inclusive 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 Grantor 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.

Grantor does hereby bind Grantor and Grantor's 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 Tenant 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 Grantor, at which time Grantor 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 the Life Tenant. 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, Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

Joseph A. Vuono  
Witness Signature

Joseph A. Vuono

(Printed Name)

871 Venetia Bay Boulevard, Ste. 202,  
Venice, FL 34285

Robert P. Wardell  
ROBERT P. WARDELL

Paul Consbruck  
Witness Signature

PAUL CONSBRUCK

(Printed Name)

871 Venetia Bay Boulevard, Ste. 202,  
Venice, FL 34285

STATE OF FLORIDA

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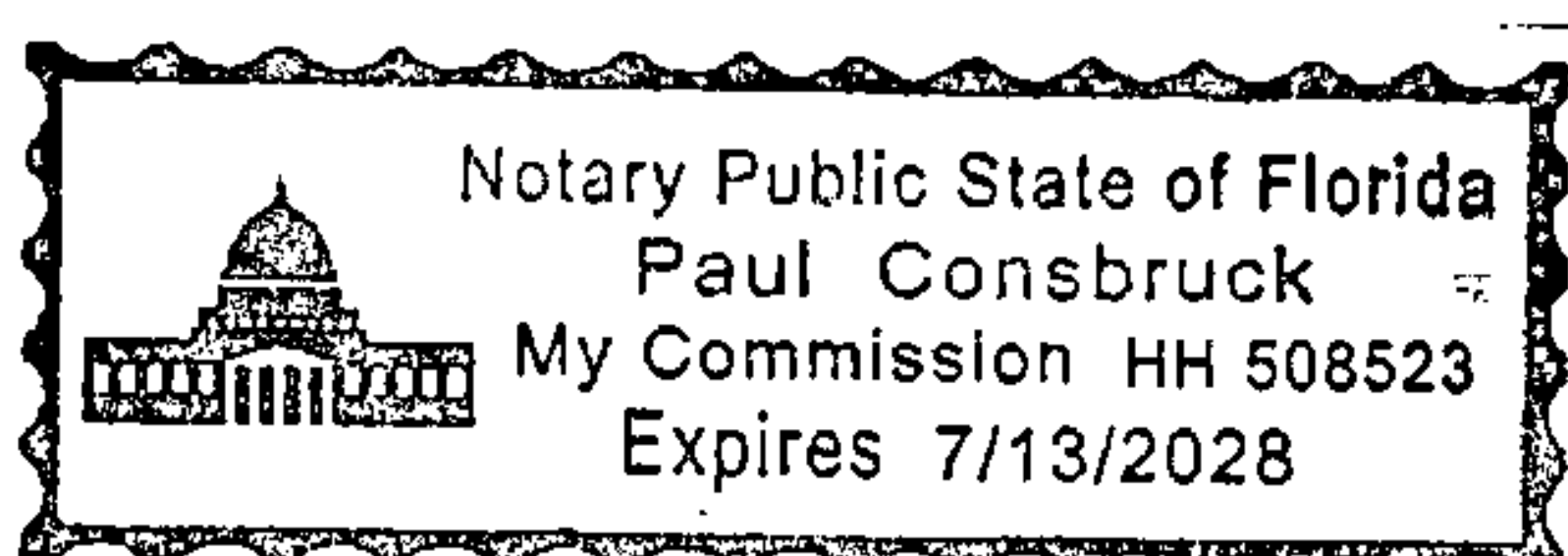
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COUNTY OF SARASOTA

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by ROBERT P. WARDELL, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on September 18, 2026.



Paul Consbruck  
Notary Public

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

## BUREAU of VITAL STATISTICS

## CERTIFICATION OF DEATH

STATE FILE NUMBER: 2018143693

DATE ISSUED: SEPTEMBER 13, 2018

## DECEDENT INFORMATION

DATE FILED: SEPTEMBER 13, 2018

NAME: EDITH L WARDELL

DATE OF DEATH: SEPTEMBER 11, 2018

SEX: FEMALE

AGE: 078 YEARS

DATE OF BIRTH: DECEMBER 18, 1939

SSN: [REDACTED]

BIRTHPLACE: MERANO, ITALY

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 493 MARSH CREEK ROAD

LOCATION OF DEATH: VENICE, SARASOTA COUNTY, 34292

RESIDENCE: 493 MARSH CREEK ROAD, VENICE, FLORIDA 34292, UNITED STATES

COUNTY: SARASOTA

OCCUPATION, INDUSTRY: RECORD KEEPING CLERK, COMMUNICATIONS COMPANY

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

## SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: ROBERT P WARDELL

FATHER'S/PARENT'S NAME: JOHANN LUCCHINI

MOTHER'S/PARENT'S NAME: ANTONIA LANBACHER

## INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: ROBERT P WARDELL

RELATIONSHIP TO DECEDENT: HUSBAND

INFORMANT'S ADDRESS: 493 MARSH CREEK ROAD, VENICE, FLORIDA 34292, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: MICHELLE FARLEY WILLIAMS, F047003

FUNERAL FACILITY: FARLEY FUNERAL HOME - VENICE F040368

265 S NOKOMIS AVE, VENICE, FLORIDA 34285

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: FARLEY CREMATORY  
VENICE, FLORIDA

## CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

TIME OF DEATH (24 HOUR): 0600

CERTIFIER'S NAME: BRADEN VANDERWALL

CERTIFIER'S LICENSE NUMBER: ME121191

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: SEPTEMBER 12, 2018

, STATE REGISTRAR

REQ: 2019687630

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

## WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH(FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



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VOID IF ALTERED OR ERASED

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