

9/18/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546981

Prepared by and return to:

Jordan J. Riccardi, Esq.

Leard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.

2033 Main St Ste 600

Sarasota, FL 34237

Consideration: \$0.00

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE WARRANTY DEED

Date: September 18, 2026

Grantor: **Shannon L. Johnson**, a single woman

Grantor's Address: 5028 Village Gardens Dr #136, Sarasota, FL 34234

Grantee: **Shannon L. Johnson**, for life ("Life Estate Holder(s)"), with remainder to Justin Johnson and Alexandra Coleman, as joint tenants with rights of survivorship ("Remainderman")

Grantee's Address: 5028 Village Gardens Dr #136, Sarasota, FL 34234

Grantor, for and in consideration of the sum of \$10.00, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to-wit:

Unit 136 of Village Gardens Condominium, Phase II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1302, page 1441, as amended, and according to the plat thereof recorded in Condominium Book 12, page 28, amended in Condominium Book 14, page 19 and further amended in Condominium Book 15, page 39, of the Public Records of Sarasota County, Florida.

Parcel I.D. No.: **0025122078**

NOTE TO PROPERTY APPRAISER: THE GRANTOR IS RETAINING THE BENEFICIAL INTEREST IN AND LIFE USE OF THIS PROPERTY.

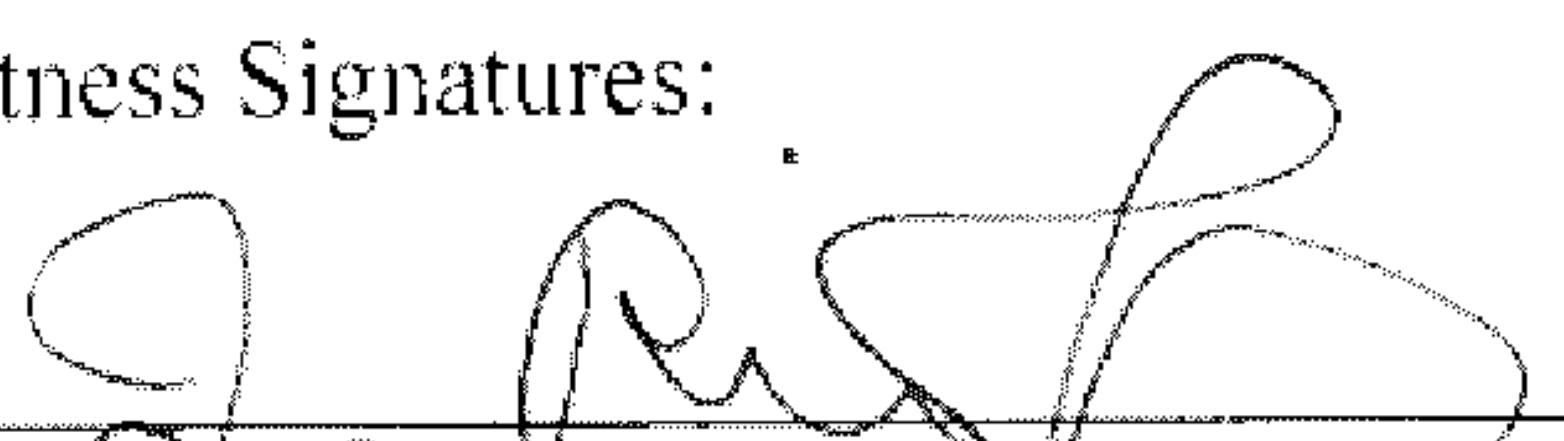
Life Estate Holders shall not have any liability for waste, and shall have full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described above in fee simple, with or without consideration, without joinder by the Remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Life Estate Holders, the remainder, if any, shall belong to the Remainderman.

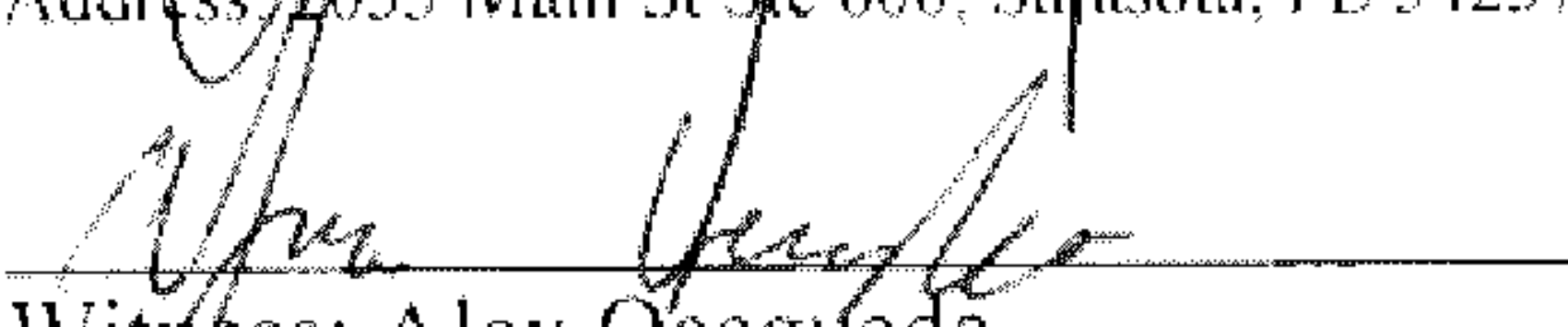
This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, any mortgages of record, and easements, restrictions and reservations of record, if any.

Grantor affirms and warrants that she is unmarried and has no minor children.

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

Witness Signatures:

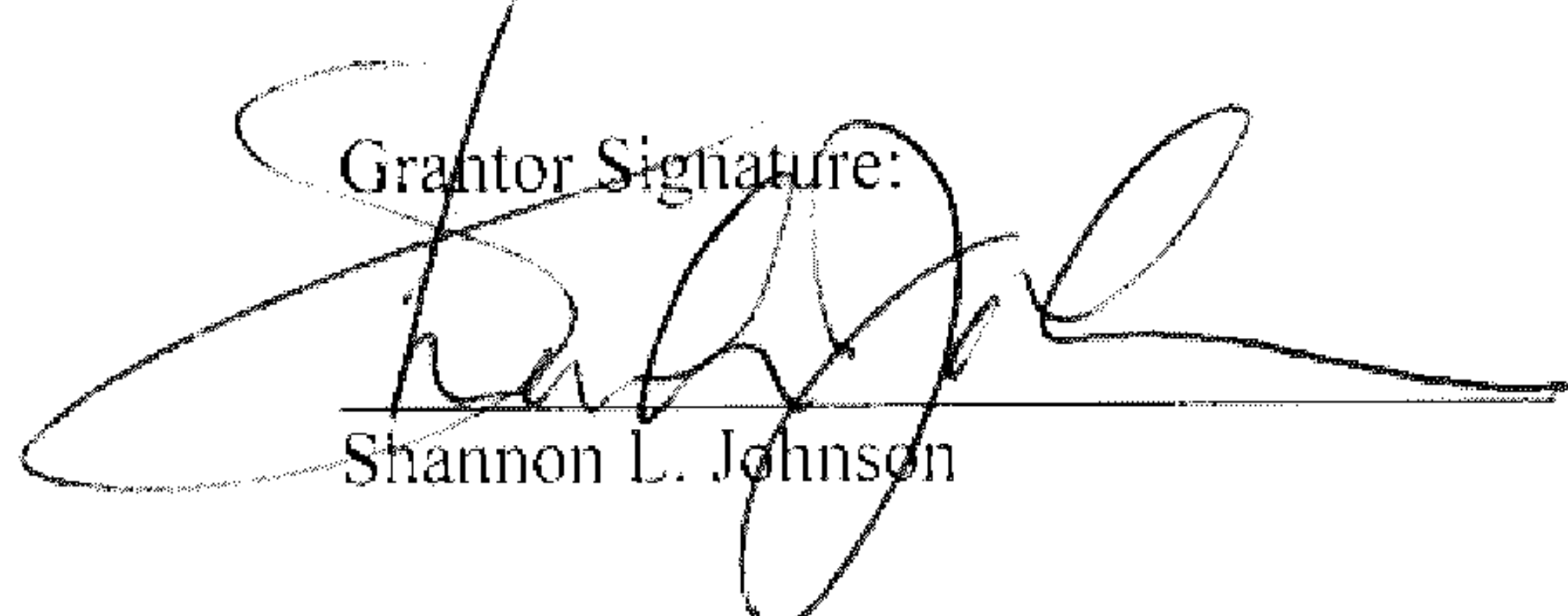

Witness: Jordan J. Riccardi
Address: 2033 Main St Ste 600, Sarasota, FL 34237


Witness: Alex Ocegueda
Address: 2033 Main St Ste 600, Sarasota, FL 34237

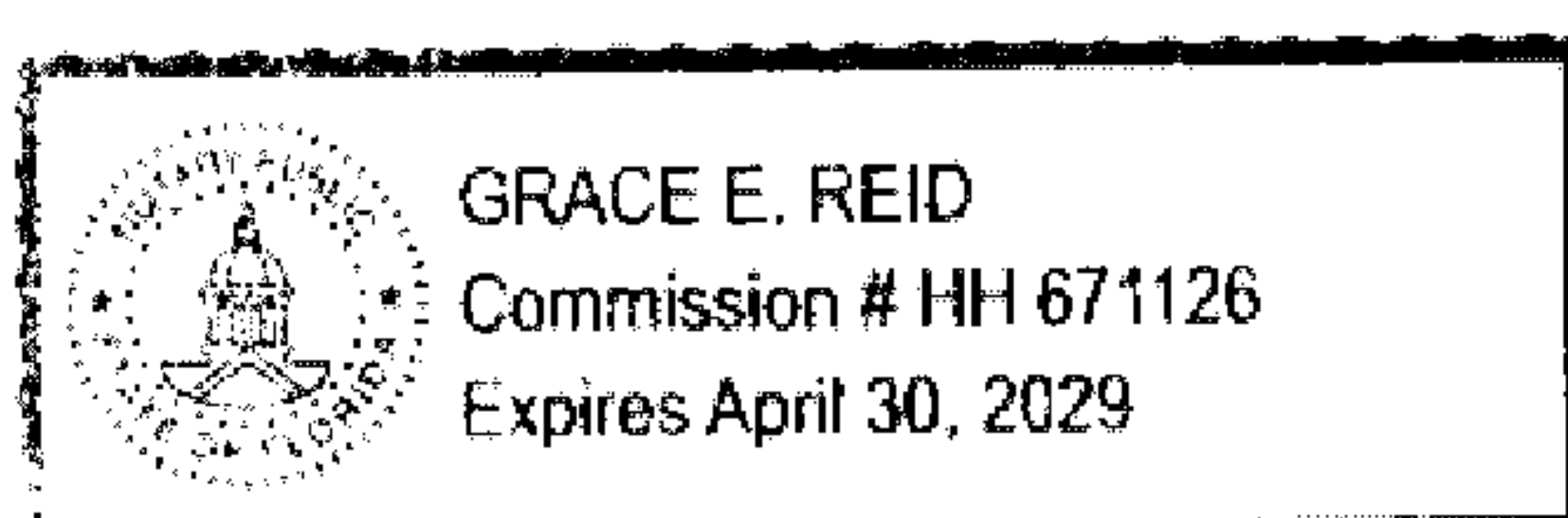
STATE OF FLORIDA

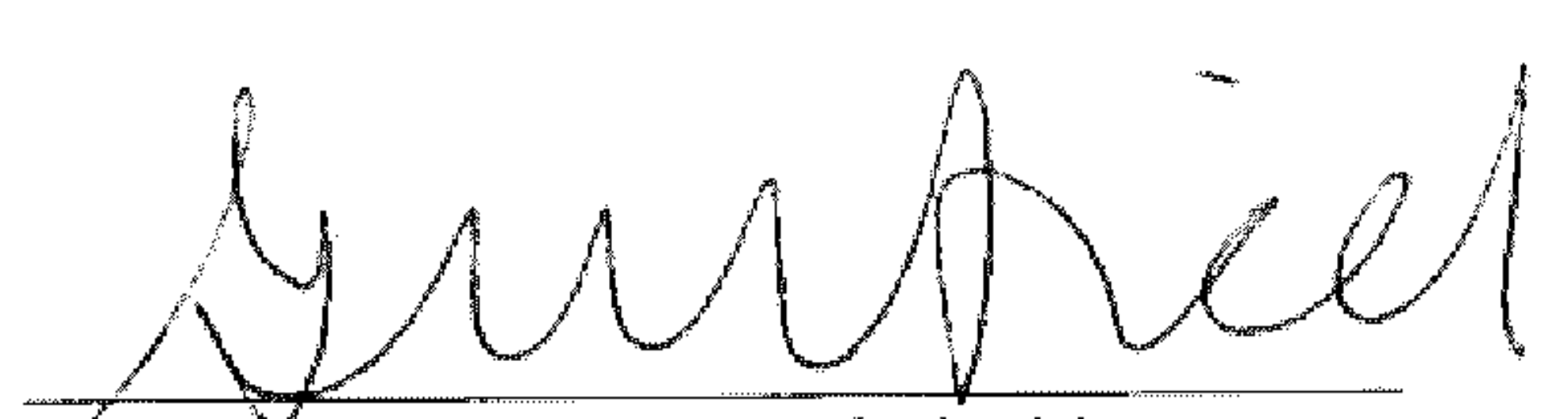
COUNTY OF SARASOTA

Grantor Signature:


Shannon L. Johnson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 18, 2026, by Shannon L. Johnson who has produced FL Driver's License as identification.




Notary Public ~ State of Florida