

9/22/2026 10:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3547309

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Andrej Cuturic, Esq.
Cuturic Law, PLLC
801 E Venice Ave, Ste. 2
Venice, Florida 34285

**Property Appraiser's Parcel Identification
No. 0782024010**

(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: MARK PATTON EMERSON (also known as MARK EMERSON)
Address: 19219 Kirella St, Venice, Florida 34293

and

Life Tenant: MARK PATTON EMERSON (also known as MARK EMERSON)
Address: 19219 Kirella St, Venice, Florida 34293

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 remainderman 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:

Grantee: RUSLAN ARZUMAN ASADOV
Address: 451 23rd Ave, San Mateo, California 94403

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 Grantee, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenant, the following described property:

Lot 401, Islandwalk at the West Villages, Phase 1C, according to the Plat thereof, recorded in Plat Book 47, Page(s) 22, 22A through 22Q, of the Public Records of Sarasota County, Florida.

Situs Address: 19219 Kirella St, Venice, Florida 34293

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.

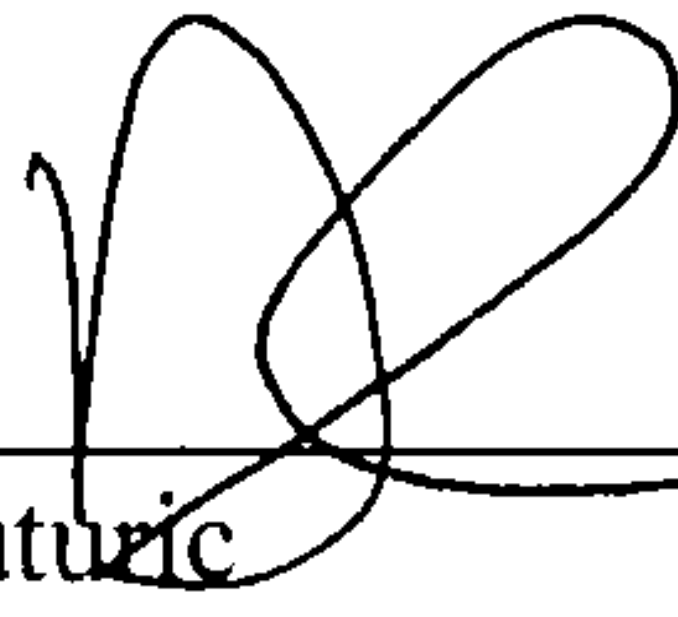
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions 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.

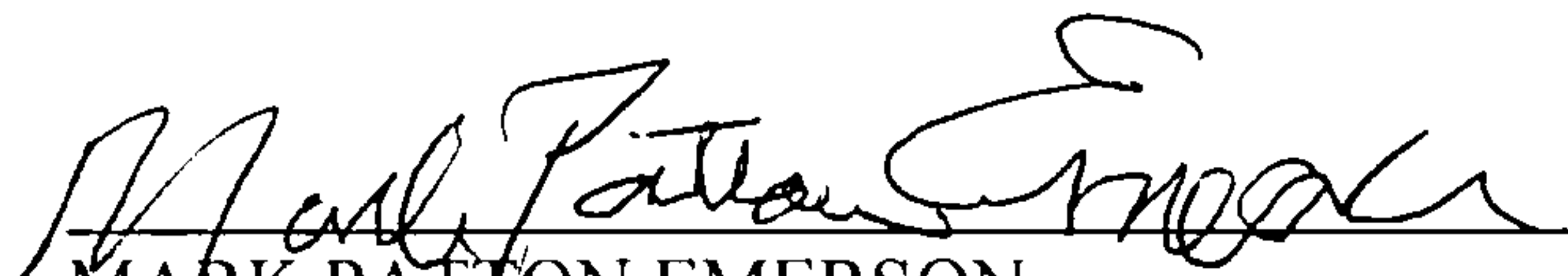
Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenant shall have the full power and authority, without the joinder or consent of the Grantee or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee by a further conveyance, which may eliminate any and all rights that the Grantee may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantee. The Grantee 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 Grantee.

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


Andrej Cuturic


MARK PATTON EMERSON

801 E. Venice Ave., Ste. 2
Venice, FL 34285


Meghan K. Carroll

801 E. Venice Ave., Ste. 2
Venice, FL 34285

STATE OF FLORIDA

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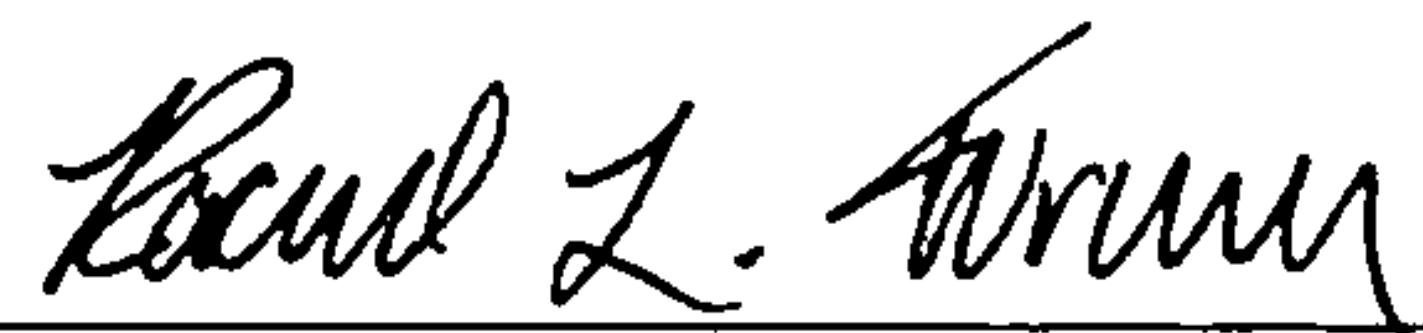
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by MARK PATTON EMERSON, who ☐ is personally known to me or ☒ has produced FL DL (type of identification) as identification, 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.



RACHEL L. TURNER
Commission # HH 332376
Expires November 15, 2026


Notary Public