

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129265 2 PG(S)

9/23/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548490

Prepared by and Return to:
Kevin Pillion, Esq.
Life Planning Law Firm, P.A.
14375 Tamiami Trail
North Port, FL 34287
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #0402100004

ENHANCED LIFE ESTATE DEED

This Enhanced Life Estate Deed is made on September 23, 2026, between **JOHN J. PURCELL and ANITA T. PURCELL (also known as ANITA TEDESCO PURCELL)**, a married couple, and by authority vested and recorded in Official Records Instrument #2018080140 of the Public Records of Sarasota County, Florida, whose mailing address is 460 Otter Creek Drive, Venice, FL 34292, the "Grantor," and **JOHN J. PURCELL and ANITA T. PURCELL (also known as ANITA TEDESCO PURCELL)**, a married couple, whose mailing address is 460 Otter Creek Drive, Venice, FL 34292, the "Grantee," as to a life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman, and to retain any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, if any, to **JOHN J. PURCELL III, Successor Trustee, or his successors in trust, of the JOHN J. PURCELL TRUST dated November 16, 2019, and any amendments**, whose mailing address is 460 Otter Creek Drive, Venice, FL 34292.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors, and assigns forever, the following described real property in Sarasota County, Florida, viz:

Lot 368, SAWGRASS, Unit 5, as per the plat thereof recorded in Plat Book 41, Pages 28 and 28A thru 28H of the Public Records of Sarasota County, Florida.

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

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

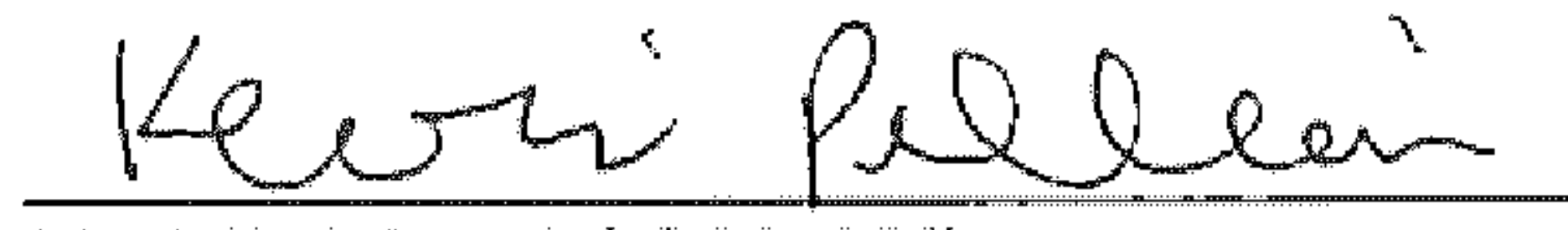
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.

This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of:


SHANNON A. FEINROTH, Witness
14375 Tamiami Trail
North Port, FL 34287

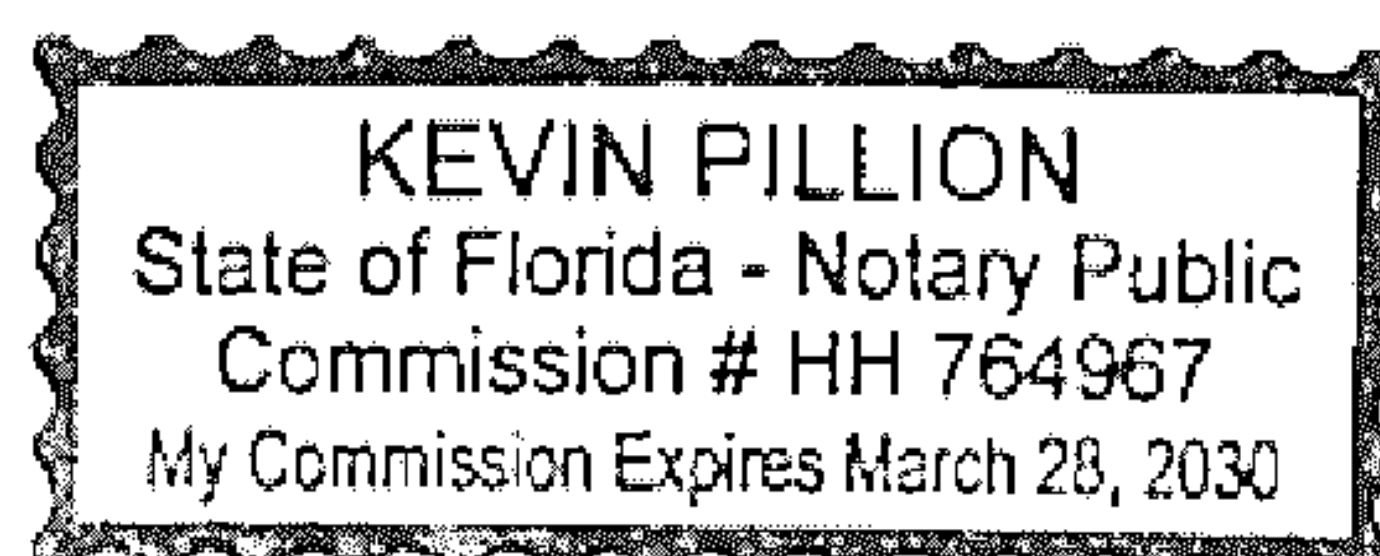

KEVIN PILLION, Witness
14375 Tamiami Trail
North Port, FL 34287


JOHN J. PURCELL
460 Otter Creek Drive
Venice, FL 34292
*Anita T. Purcell by John J. Purcell as
Agent under her Durable Power of
Attorney dated October 22, 1999*
**ANITA T. PURCELL by JOHN J.
PURCELL, as Agent under her Durable
Power of Attorney dated October 22, 1999**
460 Otter Creek Drive
Venice, FL 34292

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on September 23, 2026, by JOHN J. PURCELL, a married man, individually and as Agent for his spouse, ANITA T. PURCELL (also known as ANITA TEDESCO PURCELL), under her Durable Power of Attorney dated October 22, 1999. JOHN J. PURCELL is personally known to me.

[Seal]




Notary Public, State of Florida