

Prepared By and Return to
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129405 2 PG(S)
September 24, 2026 08 52 16 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Parcel Identification 0029-08-2014

ENHANCED LIFE ESTATE WARRANTY DEED

Doc Stamp-Deed \$0 70



THIS indenture dated Sept. 22, 2026, by and between, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, whose post office address is 3383 Yonge Avenue, Sarasota, Florida 34235, Grantor, FOR LIFE, (reserving unto themselves, husband and wife, a Life Estate hereunder), without any liability for waste, with full power and authority in said Life Tenants to sell, convey, mortgage, lease, and otherwise manage and dispose of the property described below, in fee simple, with or without consideration, without joinder by the remaindermen, and with full authority to retain any and all proceeds generated thereby, and upon the death of the Life Tenants named, the remainder, if any, to **MICHAEL ALLEN GALLUCI** and **LISA MARIE GALLUCCI**, whose respective post office addresses are 32772 Galapagos Street, Dana Point, CA 92629 and 78 Rockcrest Circle, Rockville, MD 20851, as joint tenants with rights of survivorship, Grantee

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10 00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged by the Grantor, hereby granted, bargained, and sold to the Grantee the following described land, situate, lying and being in Sarasota County, Florida

Unit 43, Beekman Estates, Section 1, A Land Condominium, according to the Declaration of Condominium recorded in Official Records Book 2627, Pages 849 through 915, inclusive, and as per plat thereof recorded in Condominium Book 30, Pages 22, 22A and 22B, inclusive, all of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto according to said Declaration as amended.

Subject To covenants, conditions, reservations, restrictions, easements of record and governmental zoning, taxes and assessments for the current and subsequent years

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, in fee simple forever

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, and that Grantor does hereby fully warrant the title to the said land and will defend the same against the lawful claims of all persons whomsoever

Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations

Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, reserves unto themselves for and during their respective lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, further reserves unto themselves, for and during their respective lifetime, the right, without joinder or consent of the remaindermen, to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole, or in part, or grant any interest therein, of the aforesaid property, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, in their sole discretion shall decide, except to dispose of said property, if any, by devise upon death Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, further reserves unto themselves, the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed Grantee shall hold a remainder interest in the property described herein and upon the death of the survivor of **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife if the property described herein has not been previously disposed of prior to the respective deaths of Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time

IN WITNESS WHEREOF, Grantor, **LOUIS A. GALLUCCI** and **MARGARET A. GALLUCCI**, husband and wife signed and sealed this deed the day and year first above written

Signed, sealed and delivered in the presence of

Witness.

Witness Name

Address

Witness:

Witness name

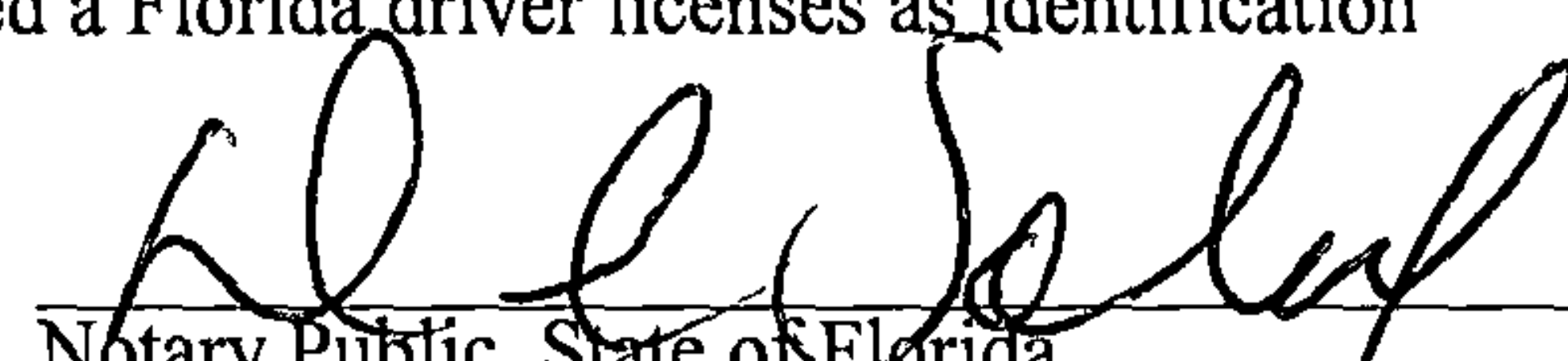
Address

LOUIS A. GALLUCCI, Grantor,

MARGARET A. GALLUCCI, Grantor

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22 day of Sept., 2026, by LOUIS A, GALLUCCI and MARGARET A. GALLUCCI, husband and wife, as Grantor, by ☒ physical presence or ☐ online notarization, ☒ who are personally known or ☐ have produced a Florida driver licenses as identification



Notary Public, State of Florida

