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INSTRUMENT # 2026129905 1 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549040

Prepared by and return to:
Peter A. Peak, Esquire
2002 Manatee Avenue West
Bradenton, Florida 34205
Florida Bar #0763380

LADY BIRD DEED

Doc Stamp-Deed: \$0.70

THIS DEED, made this 24th day of September, 2026, between DONALD ROSSA, a single man, Grantor, and ANGELA ROSSA, whose post office address is c/o 2605 Botany Avenue, Sarasota, Florida 34239, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, effective upon the Grantor's death, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Lot 7, Block 4, SOUTH GATE MANOR UNIT #1 REPLAT, as per plat thereof recorded in Plat Book 11, Page 22, of the Public Records of Sarasota County, Florida.

Parcel I.D. Number: 0058100035

Subject to taxes for the current year and subsequent years.
Subject to restrictions, reservations and easements of record, if any.

THIS INSTRUMENT PREPARED AT THE REQUEST OF AND BY INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF TITLE EXAMINATION.

LIFE ESTATE CLAUSE.

Grantor reserves the right to use and occupy the above described property during the term of his natural life, coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease or otherwise dispose of the property, and to retain the proceeds from the conveyance.

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

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: Donald Rossa
Address: 2605 Botany Avenue
Sarasota, FL 34239

[Signature]
Donald Rossa
2605 Botany Avenue
Sarasota, Florida 34239

Witness Signature: [Signature]
Printed Name: DIXIE ROTH
Address: 8181 S. Tamiami Trl #B
Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of X physical presence or online notarization, this 23rd day of September, 2026 by DONALD ROSSA, personally known to me or who has produced DRUC as identification.

WITNESS my hand and official seal, this 23rd day of September, 2026.
My Commission Expires:

[Signature]
Notary Public

