

9/24/2026 4:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549141

This instrument was prepared by and return to:  
Mary Anne Spencer, Attorney  
Schofield & Spencer, P.A.  
1429 60th Avenue West, Suite 300  
Bradenton, Florida 34207  
941-755-2674

Doc Stamp-Deed: \$0.70

Parcel ID: 0284120047

[Space above this line for recording data.]

### WARRANTY DEED

(Lady Bird Deed of life estate - homestead  
with remainder to other - joint grantors)

This **Indenture**, made and executed on this 24<sup>th</sup> day of September, 2026, by **Deepa Thomas Mathew and George K. Mathew, wife and husband**, (hereinafter called the Grantor), whose post office address is 6112 Lungo Lago Drive, Sarasota, FL 34241, to the life tenants and remainderman named below (hereinafter called the Grantee), whose post office address is 6112 Lungo Lago Drive, Sarasota, FL 34241, as follows:

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, conveys to **the life tenants, George K. Mathew and Deepa Thomas Mathew, as husband and wife, for their lives**, a life estate without any liability for waste, with full power and authority in life tenant to sell, mortgage, lease and convey the premises described below in fee simple, with or without consideration, without joinder by the remainderman, and to keep absolutely any and all proceeds thereof, **and upon the death of both of the life tenants, George K. Mathew and Deepa Thomas Mathew, the remainder, if any**, shall immediately vest in **Luke Thomas Mathew**, remainderman Grantee, that certain real estate, situate and being in Sarasota County, Florida, as described below.

The remainder interest granted herein is subject to divestment by subsequent conveyance of the remainder interest herein made to the remainderman, or to third parties, with or without consideration.

The remainder interest in this deed is unvested and is wholly contingent upon the death of the Life Estate Grantee. No interest has been conveyed to the Remainder Grantee through this instrument until the death of the Life Estate Grantee.

**Lot 104, of RIVO LAKES, PHASE 2, according to the Plat thereof as recorded in Plat Book 55 Page(s) 13 through 19, inclusive, of the Public Records of Sarasota County, Florida**

**Subject to liens, easements, dedications and restrictions of record and taxes for the current year and all succeeding years.**

**Grantors covenant that Deepa Thomas Mathew and George K. Mathew were continuously married from the time they acquired the subject property through the date of this conveyance.**

**Grantors covenants that at the time of this conveyance, Grantors have no minor child.**

**Grantors and life tenants acknowledge that liens of the remainderman may attach to the subject real property as a result of this conveyance and in certain transactions the consent of the remainderman may be required.**

**This deed is a conveyance of real property without any consideration and is exempt from documentary stamp taxes (except minimum tax) pursuant to 12B-4.014 (2) (A), FAC.**

**Examination of title to the subject property was recommended to Grantee but was declined by Grantee and was not undertaken in connection with the preparation of this instrument.**

**Grantee, by acceptance of this conveyance, agrees to hold Schofield & Spencer, P.A., harmless of any documentary stamp tax costs incurred as a result of this transaction.**

**Schofield & Spencer, P.A., makes no representation as to the validity of the prior conveyance to the Grantor.**

**All parties hereto confirm this deed was prepared in reliance on the prior deed provided by the Grantor dated June 15, 2022, and recorded as Instrument Number: 2022101784, of the Public Records of Manatee County, Florida. Grantor agrees to hold Schofield & Spencer, P.A. harmless of any errors contained therein.**

**All parties hereto confirm that they have not been given any tax advice by Schofield & Spencer, P.A., or any of its employees, and have been advised to seek the advice of their accountant as to the tax consequences of this transfer.**

**And said Grantor does hereby fully warrant the title to said land except as provided above, and will defend the same against the lawful claims of all persons whomsoever.**

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

**In Witness Whereof**, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the  
presence of witnesses as to both grantors:

Ashley Prieto

Print Name: Ashley Prieto  
1429 60<sup>th</sup> Ave W, Suite 300, Bradenton, FL 34207

[Signature]

**Deepa Thomas Mathew, the Grantor**

Laurie Coulombe

Print Name: Laurie Coulombe  
1429 60<sup>th</sup> Ave W, Suite 300, Bradenton, FL 34207

[Signature]

**George K. Mathew, the Grantor**

STATE OF FLORIDA:

COUNTY OF MANATEE:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of September, 2026, by **Deepa Thomas Mathew and George K. Mathew, wife and husband**, who are personally known to me or who each have produced a valid Florida Driver's License, as identification and who did take an oath.

My Commission Expires:

[Signature]  
Notary Public

