

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040968 2 PG(S)**

3/30/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473347

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

**Joshua P. Perez, Esq.
BERLIN PATTEN EBLING, PLLC
201 Center Road, Suite 210
Venice, Florida 34285**

Parcel ID No. 0962090909

Consideration: \$10.00

(Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 30th day of March, 2026, by **ANN SENKOW, an unremarried widow**, (hereinafter referred to as "**Grantor**"), whose address is **1631 Minneapolis Avenue, North Port, Florida 34286-1955**, hereby conveys the property described herein to:

ANN B. SENKOW (hereinafter the "**Grantee**"), for a life estate without any liability to the remaindermen for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without the joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder, if any, to Grantor's grandson, **RANDY RHODOMOYER**, a single man, whose address is **1580 Old Plains Road, Pennsburg, Pennsylvania 18073**.

The following described land situate, lying and being in Sarasota County, Florida, to wit:

**LOT 9, BLOCK 909, 20TH ADDITION TO THE PORT CHARLOTTE
SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED
IN PLAT BOOK 14, PAGE 8, 8A THROUGH 8K, INCLUSIVE, OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with all the improvements, tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

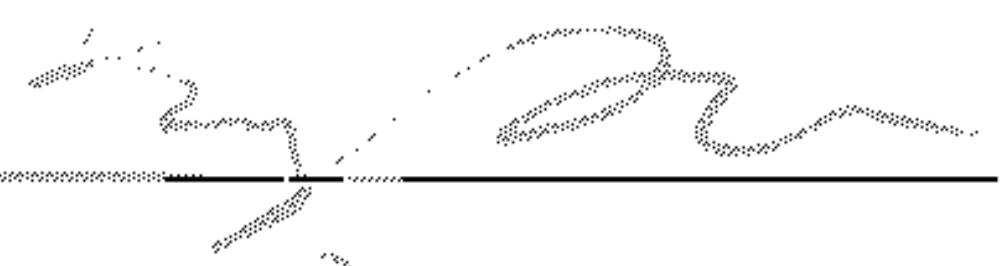
Subject to easements, restrictions, and reservations of record.

This deed was prepared without the benefit of a title examination.

THE PROPERTY BEING CONVEYED HEREBY IS NOT THE HOMESTEAD OF THE GRANTOR, THE GRANTOR'S SPOUSE, AND/OR MINORCHILDREN, IF ANY, NOR IS IT CONTIGUOUS WITH OR ADJACENT TO SUCH HOMESTEAD.

IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 30th day of March, 2026.


Signed, Sealed and Delivered in presence of:



Karen Ponomareva, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285



ANN SENKOW, *Grantor*



JOSHUA PEREZ, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285

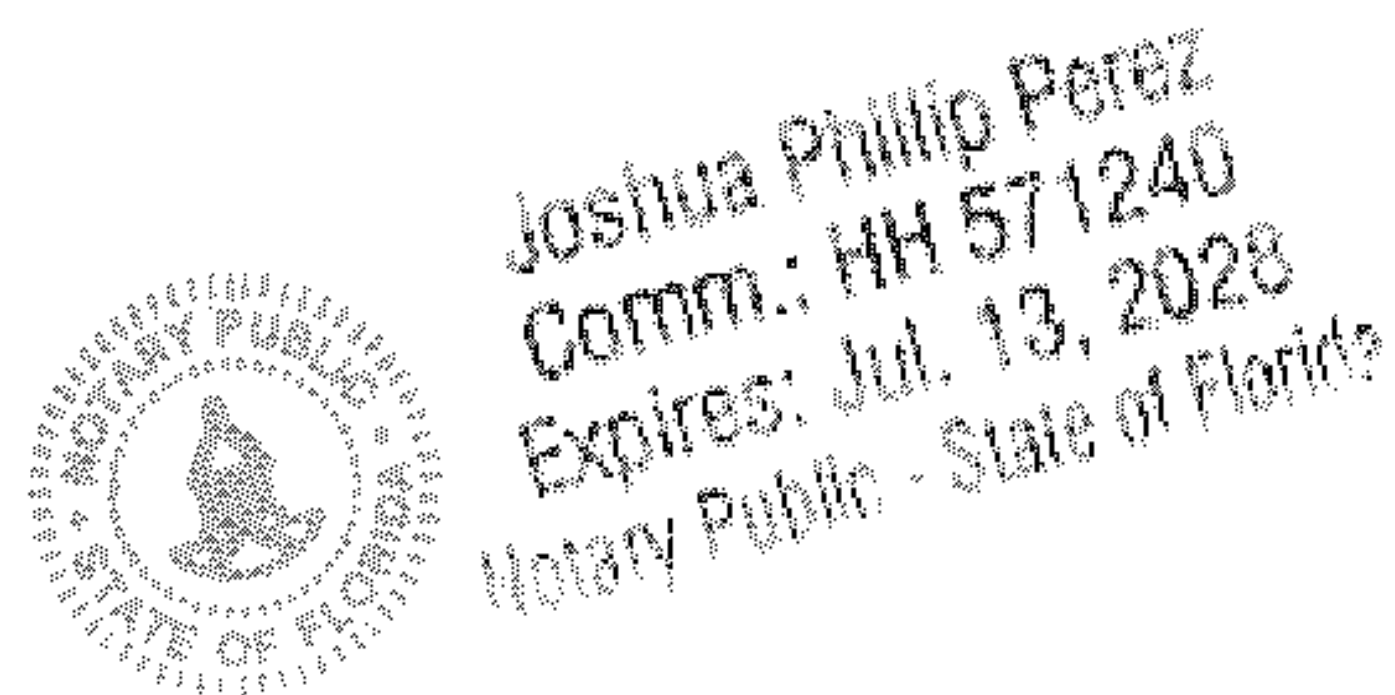
STATE OF FLORIDA

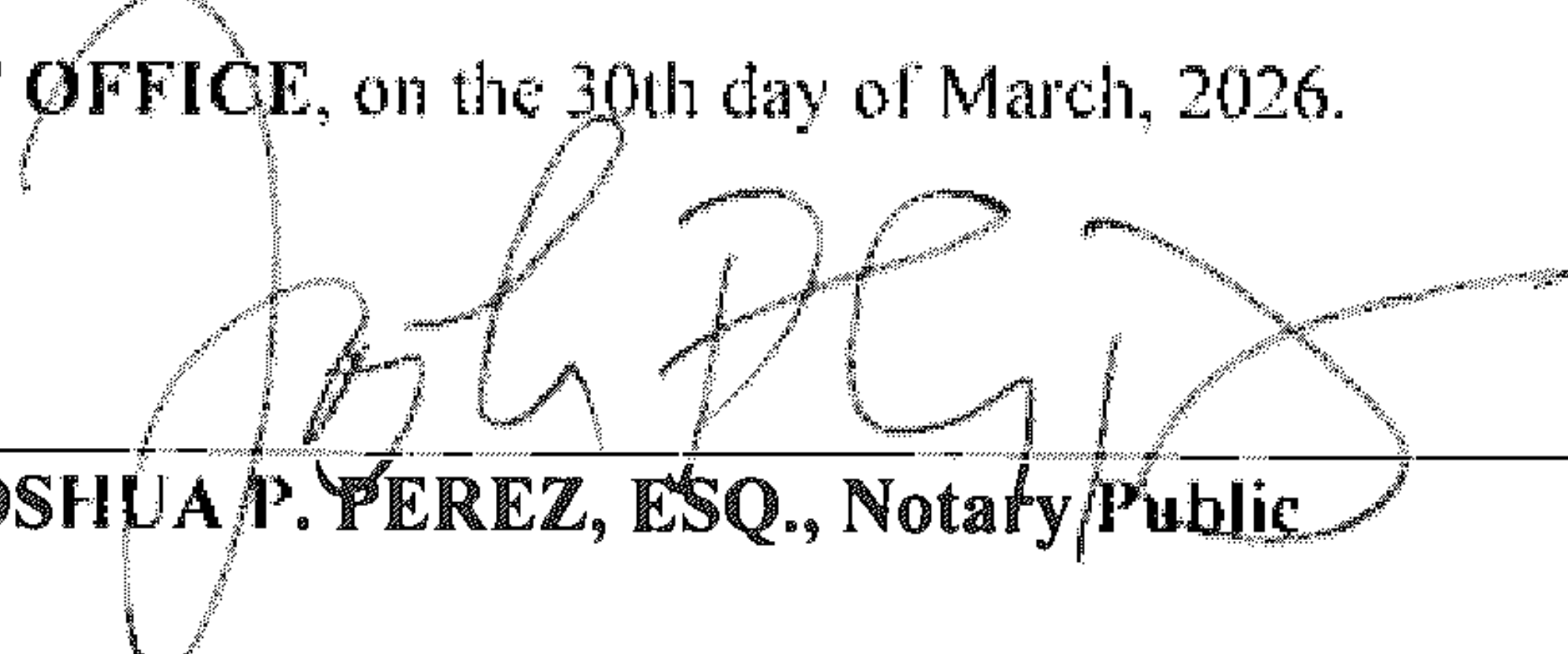
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COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by ANN SENKOW, Grantor, who produced a driver's license issued by State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 30th day of March, 2026.





JOSHUA P. PEREZ, ESQ., Notary Public