

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040969 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. 0962090928

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 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, **LANE SENKOW**, a single man, whose address is **123 North Church Street, PO Box 375, Bally, Pennsylvania 19503**.

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

**LOT 28, BLOCK 909, 20TH ADDITION TO THE PORT CHARLOTTE  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED  
IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA.**

**ALSO KNOWN AS: MADISON AVE NORTH PORT, FLORIDA 34286**

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;

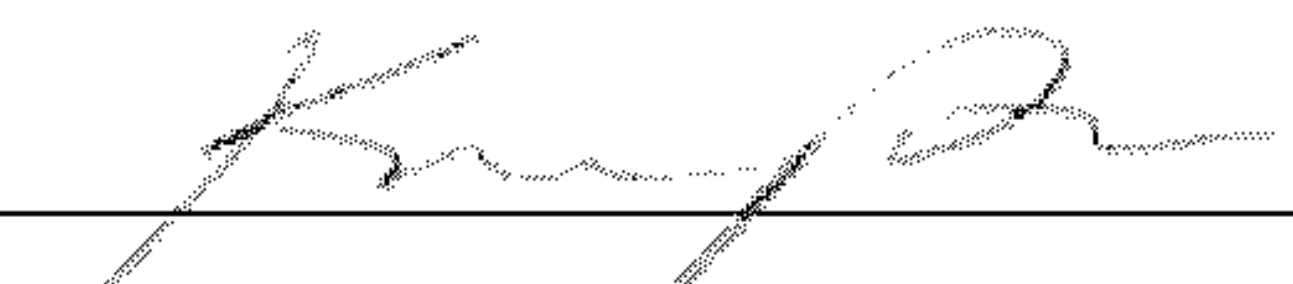
Subject to easements, restrictions, and reservations of record.

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.**

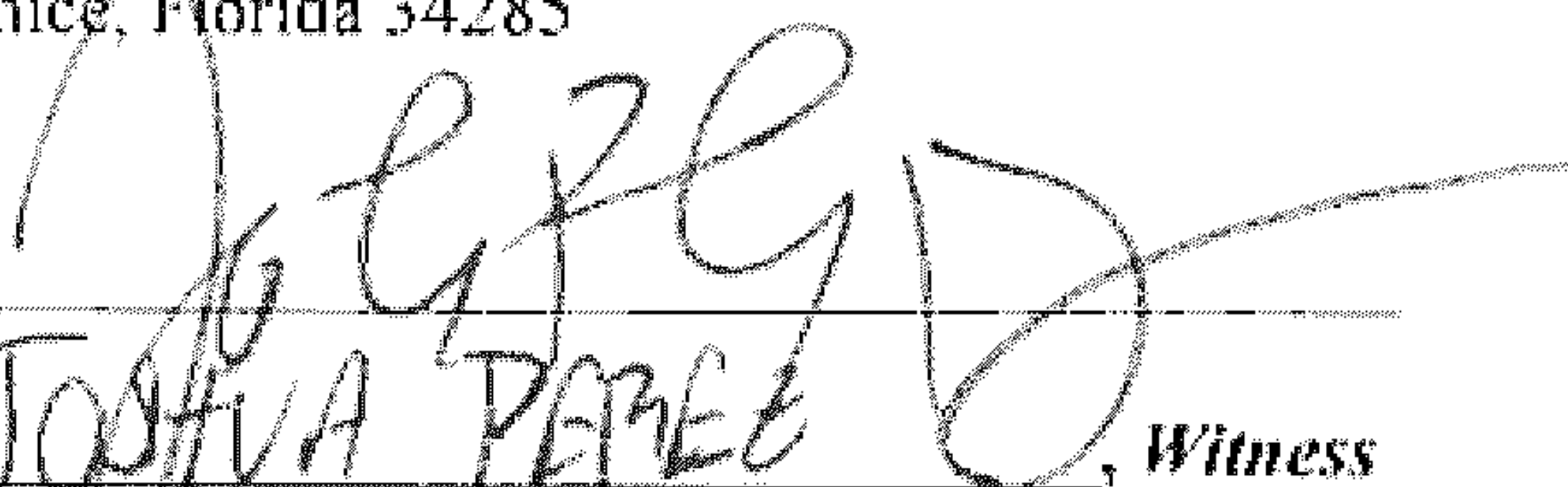
IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 30th day of March, 2026.

Signed, Sealed and Delivered in presence of:

  
\_\_\_\_\_  
Karen Bonomaike, *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

§

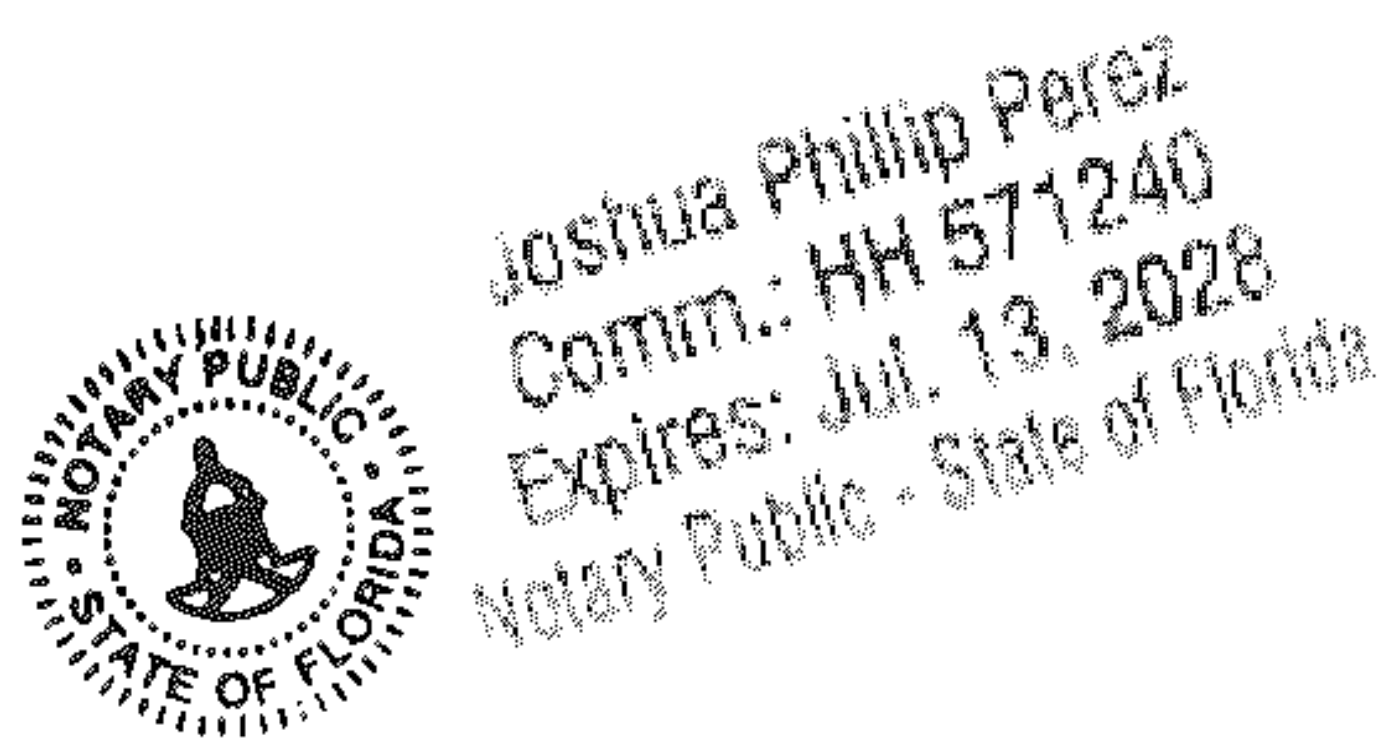
COUNTY OF SARASOTA

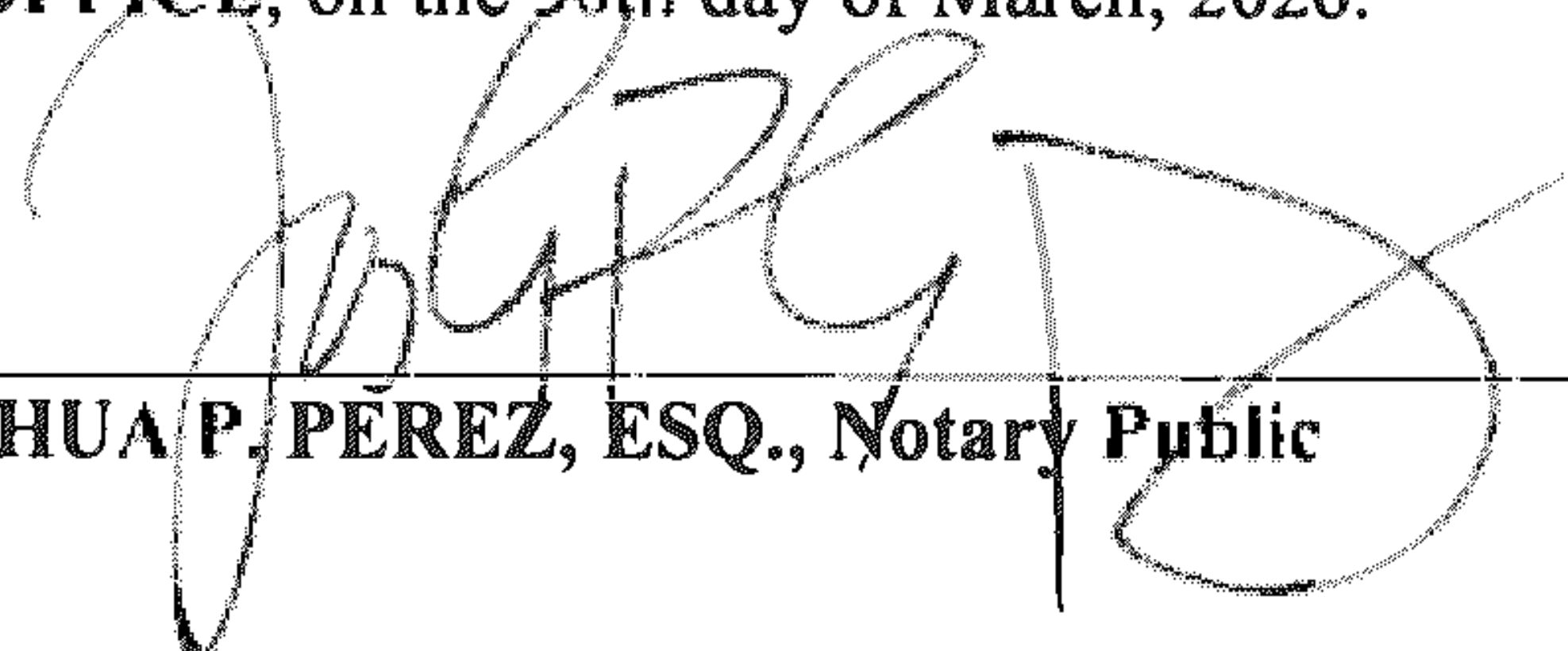
§

§

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