

5/20/2026 3:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496797

Prepared By and  
When Recorded Return to:

**SHUMAKER.**

Shumaker, Lxxp & Kendrick, LLP

P.O. Box 49948

Sarasota, FL 34230-6948

Phone: (941) 364-2710

Attention: Jan W. Pitchford, Esq.

Doc Stamp-Deed: \$0.70

Consideration: \$1.00  
Doc Stamps: \$0.70  
Recording Fee: \$18.50

This Enhanced Life Estate Deed (a) does not presently effectuate a change/transfer in the legal or beneficial ownership of the real property described herein (b) is given without consideration and (c) is exempt from the imposition of documentary stamp tax pursuant to Sec. 201.02(1) (a), Florida Statutes, Rule 12B-4.014 (2) F.A.C., and Technical Assistance Advisement No. 20B4-004, October 16, 2020.

---

This Deed was prepared without the benefit of title examination

**ENHANCED LIFE ESTATE DEED**

THIS DEED is made on this 20<sup>th</sup> day of May, 2026, by Ronald Fellman and Deborah Fellman, husband and wife ("Grantors") whose address is 4896 Peregrine Point Circle E., Sarasota, FL 34231, to convey upon the death of the survivor of Ronald Fellman and Deborah Fellman, husband and wife (the "Surviving Grantor") to the foregoing: (i) in the case of Ronald Fellman being the Surviving Grantor, then to the then acting Trustee of the Ronald M. Fellman Revocable Trust dated June 28, 2006, as amended or (ii) in the case of Deborah Fellman being the Surviving Grantor, then to the then acting Trustee of the Deborah C. Fellman Revocable Trust dated June 28, 2006, as amended ("Grantee") with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statutes § 689.073, whose address is 4896 Peregrine Point Circle E., Sarasota, FL 34231.

For love and affection and \$1, the receipt of which is hereby acknowledged, Grantors transfer and convey the following described property (the "Property") to the Grantee, effective on the death of the Surviving Grantor (provided, however, that the Grantee is in existence as of the Surviving Grantor's death):

Lot 42, THE LANDINGS – UNIT ONE, according to the plat thereof, as recorded in Plat Book 27, Page 12, of the Public Records of Sarasota County, Florida.

Property Address: 4896 Peregrine Point Circle E., Sarasota, FL 34231

Subject to easements, restrictions and reservations of record and the lien of taxes not yet due and payable.

Grantors reserve, for and during Grantors' lifetimes, and the Surviving Grantor's lifetime, without liability for waste:

1. The exclusive possession and use of the Property and enjoyment of the rents and profits from the Property;

2. The unrestricted right to sell, lease, encumber by mortgage, pledge, lien, or otherwise, to manage and dispose, in whole or in part, or grant any interest in the Property, by gift, sale, or otherwise and without the joinder of the Grantee, as Grantors, or the Surviving Grantor, as the case may be, shall decide in their sole discretion shall decide; and
3. The unrestricted right to cancel this deed by further conveyance, even to Grantors, or the Surviving Grantor, which may destroy any and all rights of the Grantee under this deed.

Grantors hereby covenant with Grantee that the property is free of all encumbrances made by Grantors and that Grantors do hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

Executed this 20<sup>th</sup> day of May, 2026.

WITNESSES AS TO BOTH:

*Jeanine Codi-Dirienzo*  
 Print Name: Jeanine Codi-Dirienzo  
 Address: 240 S. Pineapple Ave., Sarasota, FL 34236

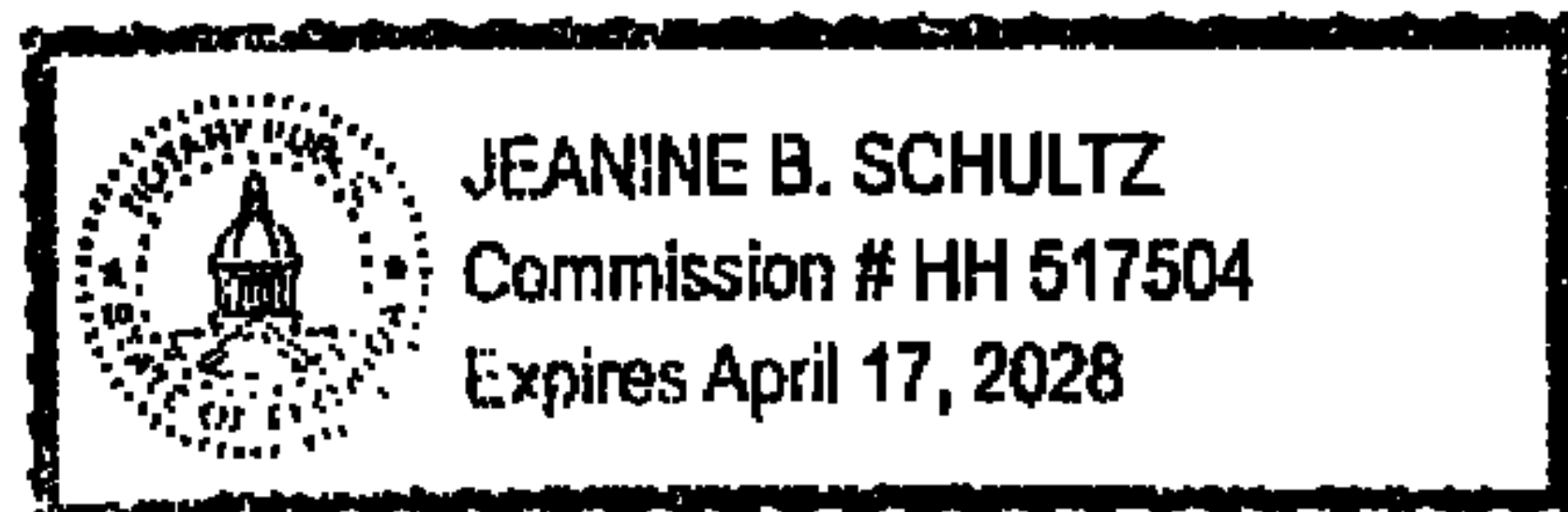
*Ronald M. Fellman*  
 Ronald Fellman  
 Address: 4896 Peregrine Point Circle E.  
 Sarasota, FL 34231

*Isabelle Radford*  
 Print Name: Isabelle Radford  
 Address: 240 S. Pineapple Ave., Sarasota, FL 34236

*Deborah C. Fellman*  
 Deborah Fellman  
 Address: 4896 Peregrine Point Circle E.  
 Sarasota, FL 34231

STATE OF FLORIDA  
 COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of May, 2026, by Ronald Fellman and Deborah Fellman.



*Jeanine B. Schultz*  
 Notary Public  
 Print Name: Jeanine B. Schultz  
 My Commission Expires: 4-17-2028

Personally Known  (OR) Produced Identification   
 Type of identification produced FL DL