

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070216 2 PG(S)

Rec: \$18.50  
D/S: \$0.70

Prepared by and return to:  
Holly M. Nikolich, Esq.  
Pinnacle Law Group, P.A.  
1330 Main St., 2<sup>nd</sup> Floor, Suite 6  
Sarasota, FL 34236

5/26/2026 12:41 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3498409

Doc Stamp-Deed: \$0.70

**Life Estate Deed**

Made this May 22, 2026, by **MICHAEL J. AZENARA AND CAROL A. AZENARA**, husband and wife, whose address is 5468 Riverbluff Cir., #V-40, Sarasota, FL 34231, hereinafter called the "Grantor", to **MICHAEL J. AZENARA AND CAROL A. AZENARA**, husband and wife, whose address is 5468 Riverbluff Cir., #V-40, Sarasota, FL 34231, for a Life Estate, without any liability for waste, and upon the death of the life tenant, the remainder, if any, to **JENKING ELLIOT**, whose post office address is 2152 Wood St., Sarasota, FL 34237s, hereinafter called the "Grantee".

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of the Grantor's right, title, interest, claim and demand in and to that certain property situate in Sarasota County, Florida, viz:

**Unit V-40, Strathmore Riverside Villas, Section 1, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 836, Page 207, of and as per plat thereof recorded in Condominium Plat Book 30, Page 50, of the Public records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

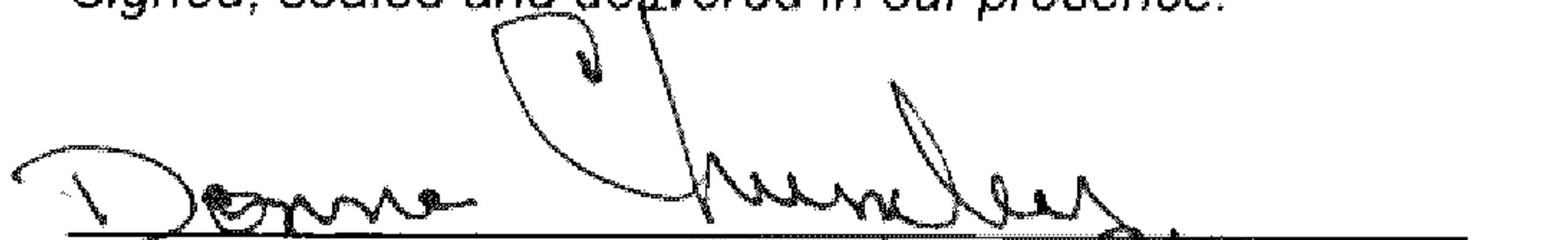
Parcel ID Number: 0086011040

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

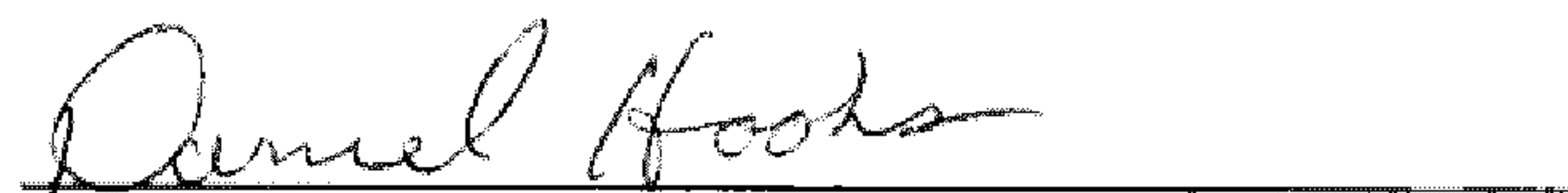
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name: Donna Chumbley  
Address: 5479 Riverbluff Cir  
Sarasota, FL 34231

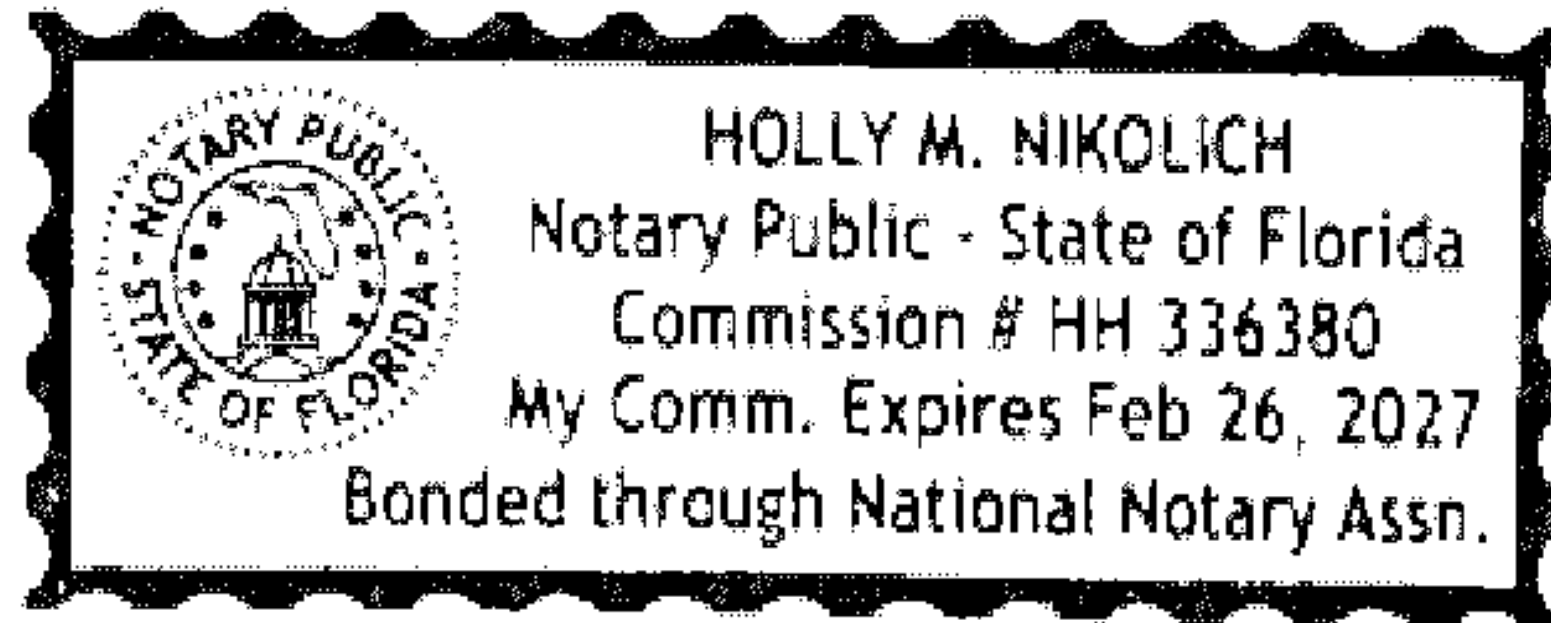
  
MICHAEL J. AZENARA


  
Witness Printed Name: Daniel Hooks  
Address: 5443 Riverbluff Circle  
SARASOTA FL 3423

  
CAROL A. AZENARA

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by [  ] physical presence, or [  ] online presence, this 22nd day of May, 2026, by **MICHAEL J. AZENARA AND CAROL A. AZENARA**, husband and wife, who are [  ] personally known to me OR [  ] who produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY HOLLY M. NIKOLICH OR THE FIRM OF PINNACLE LAW GROUP, PA, THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY AS TO THE ACCURACY OF SAID DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.