

6/5/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503920

Prepared by:
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Doc Stamp-Deed: \$0.70

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ENHANCED LIFE ESTATE DEED (LADY BIRD DEED)

This Indenture, made this 5th day of June, 2026, by and between:

EKATERINA V. LEYNZON and STANISLAV LEYNZON, wife and husband, whose post office address is 18848 Daybreak Drive, Venice, Florida 34293 ("Grantors"),

to

EKATERINA V. LEYNZON and STANISLAV LEYNZON, wife and husband, as enhanced life tenants, whose post office address is 18848 Daybreak Drive, Venice, Florida 34293, with remainder as hereinafter provided ("Grantees").

WITNESSETH:

That the Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and quitclaim unto the Grantees forever, the following described real property situated in Sarasota County, Florida:

Lot 252, SOLSTICE PHASE TWO, according to the Map or Plat thereof, as recorded in Plat Book 57, Pages 384 through 390, Public Records of Sarasota County, Florida.

Subject to restrictions, agreements, conditions, easements, covenants and limitations of record, and taxes and assessments for the year 2026 and subsequent years.

TO HAVE AND TO HOLD the same unto the Grantees, **EKATERINA V. LEYNZON and STANISLAV LEYNZON, wife and husband**, for and during their joint lives and the life of the survivor of them, reserving unto themselves an enhanced life estate with full power and authority, without joinder or consent of any remainder beneficiary, to sell, convey, mortgage,

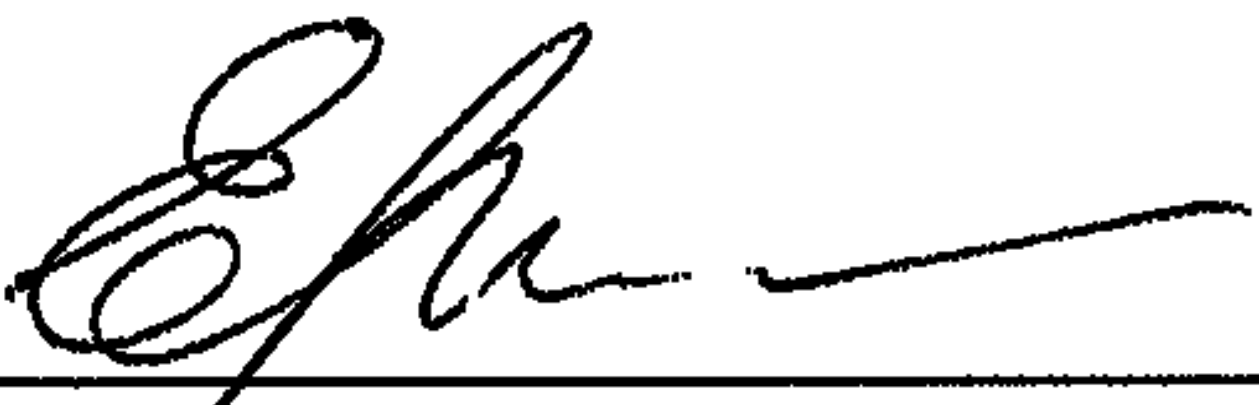
lease, gift, pledge, encumber, or otherwise dispose of all or any part of the property, and to retain all proceeds therefrom.

Upon the death of the survivor of EKATERINA V. LEYNZON and STANISLAV LEYNZON, title shall automatically vest, without probate administration and free and clear of the enhanced life estate reserved herein, as follows:

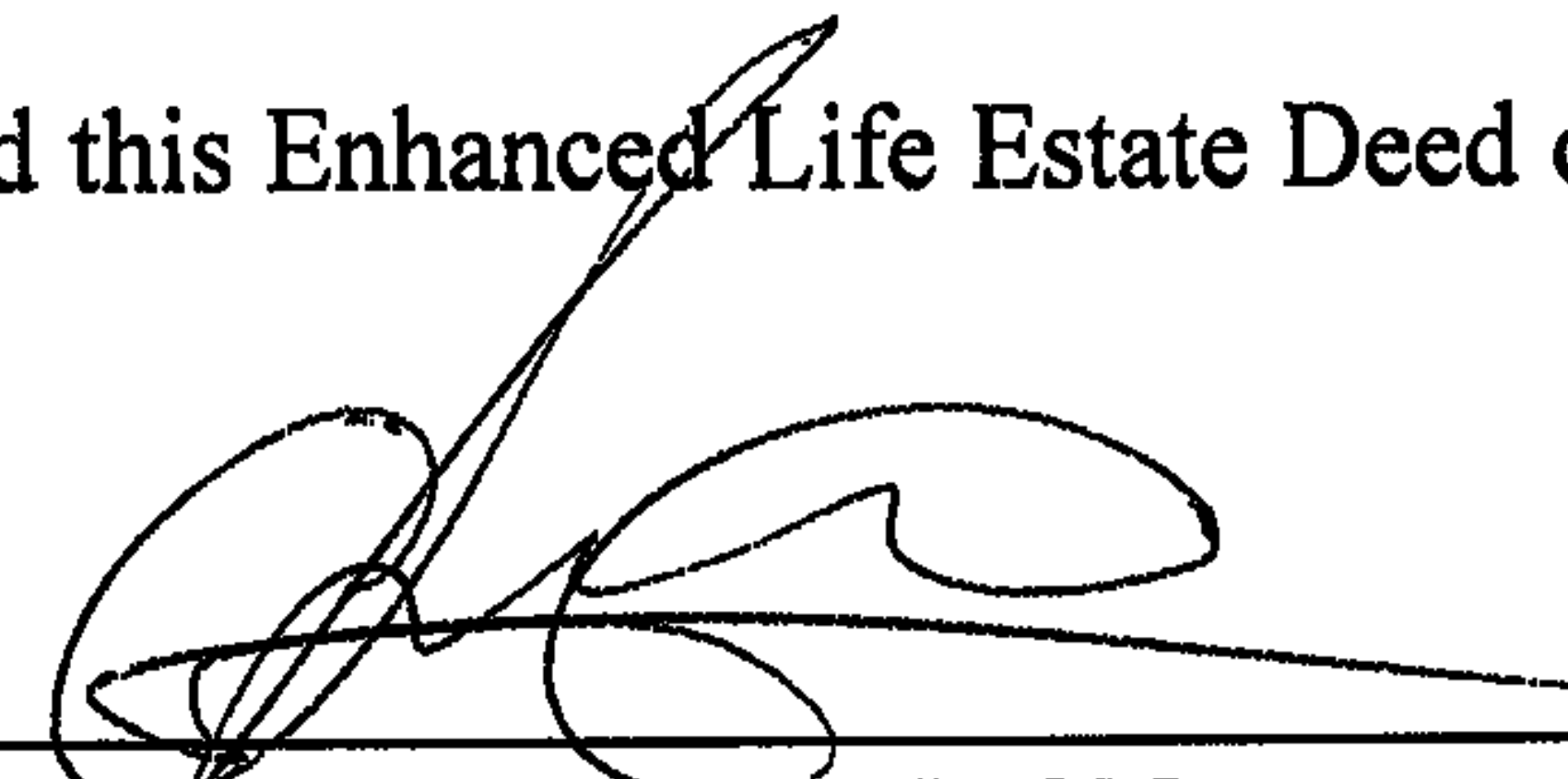
(a) if EKATERINA V. LEYNZON is the surviving life tenant, in the then acting trustee of the **Ekaterina V. Leynzon Revocable Inter-Vivos Living Trust Agreement dated September 26, 2022, and any amendments thereto; or**

(b) if STANISLAV LEYNZON is the surviving life tenant, in the then acting trustee of the **Stanislav Leynzon Revocable Inter-Vivos Trust Agreement dated September 26, 2022, and any amendments thereto.**

IN WITNESS WHEREOF, Grantors have executed this Enhanced Life Estate Deed on the date first above written.



EKATERINA V. LEYNZON



STANISLAV LEYNZON



Eric T. Weiss, Witness

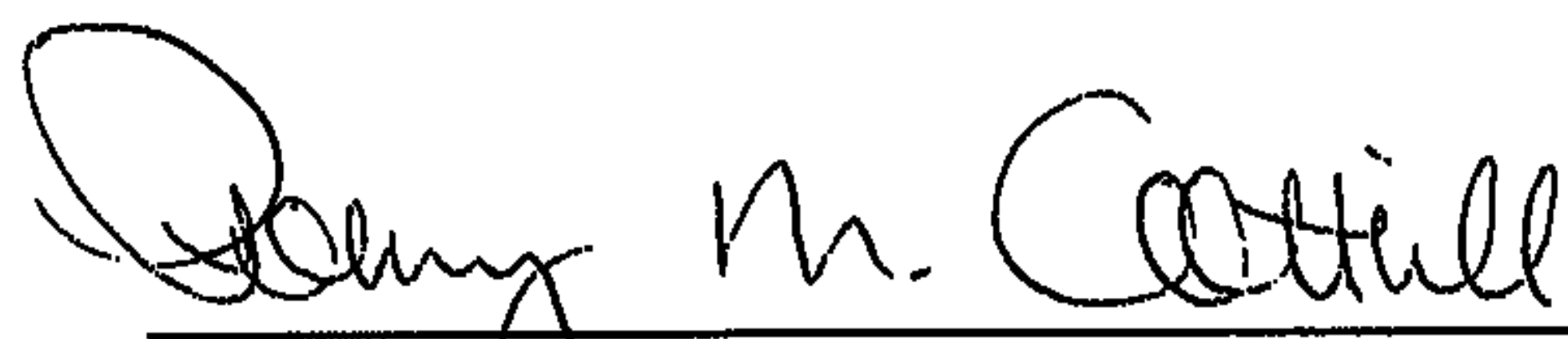


David E. Pearce, Witness

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND) SS

The foregoing instrument was acknowledged before me this 5th day of June, 2026, by Ekaterina V. Leynzon and Stanislav Leynzon, wife and husband, who are personally known to me or who provide their identities by presenting driver's licenses.

Witness my hand and official seal.



Penny M. Cottrill, Notary Public
County of Oakland, State of Michigan
My commission expires: August 18, 2028