

6/9/2026 3:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3505136

Prepared by and return to:

J. Kevin Drake

J. Kevin Drake, P.A.

1432 First Street

Sarasota, FL 34236

941-954-7750

File Number: 6365-001

Doc Stamp-Deed: \$0.70

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Enhanced Life Estate Deed

THIS ENHANCED LIFE ESTATE DEED, made this 9th day of June 2026, by **Phillip Pearson, a single person**, whose post office address is: **311 W. Lake Dr., Sarasota, FL 34232-1946**, hereinafter Grantor, to **Phillip Pearson, a single person**, a life estate without any liability for waste, upon the terms and conditions set forth herein below, and upon the death of the life tenant, the remainder, if any, to **Rachael Nicole Pearson**, whose post office address is **311 W. Lake Dr., Sarasota, FL 34232-1946**, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assignee of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$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 that certain land situated in **Sarasota** County, State of Florida, viz:

Lot 20, SHERWOOD ESTATES, UNIT 1, AS RECORDED IN PLAT BOOK 9,
PAGE 72 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Parcel Identification Number: 0045-12-0024

Subject to valid reservations, restrictions and easements of record.

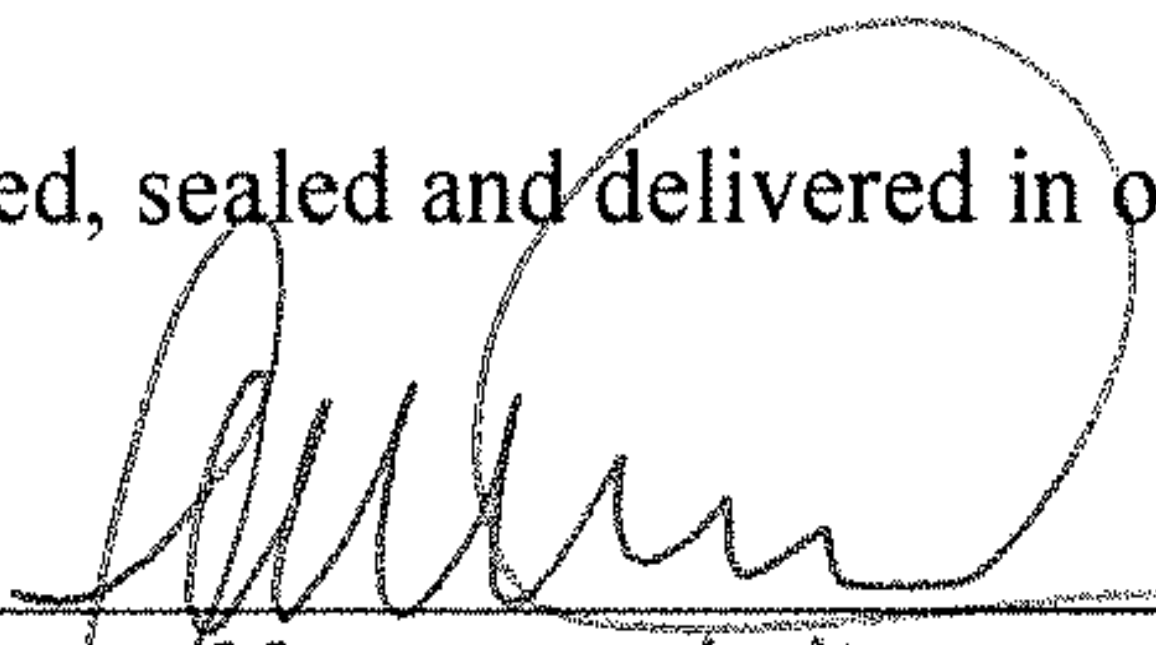
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Grantor reserves unto himself for and during his lifetime, the exclusive possession, use and enjoyment of the property described herein. Grantor further reserves to himself, for and during his lifetime without joinder of the remaindermen, full power, authority and the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, the aforesaid property by gift, sale or otherwise, so as to terminate the interest of the Grantee, as Grantor in his sole discretion shall decide, except to dispose of said property, if any, by devise upon his death. Grantor further reserves unto himself the right to retain absolutely the rents, profits and all proceeds derived from the property described herein, and the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: J. Kevin Drane

Witness Address: 1432 First St., Sarasota, FL 34236



Phillip Pearson



Witness Name: Felicia DeRowe

Witness Address: 1432 First St., Sarasota, FL 34236

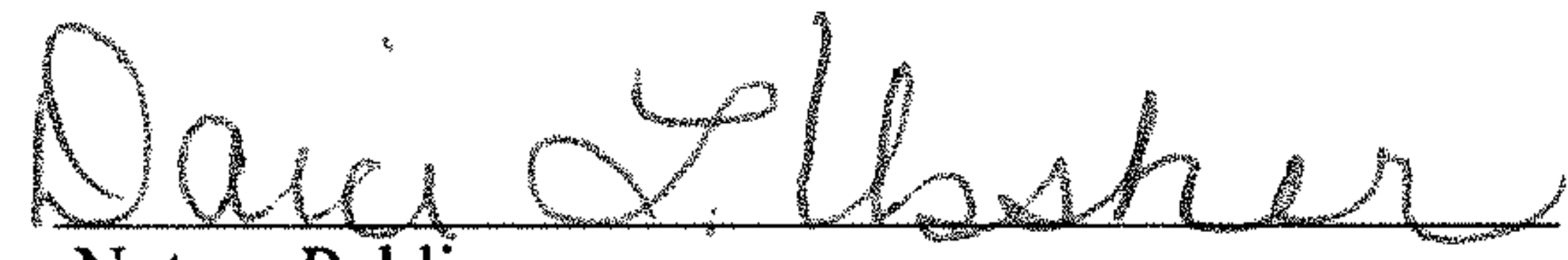
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June 2026 by Phillip Pearson, who ☐ is personally known to me or ☒ has produced FL DL as identification.

[Notary Seal]



DARCIL L. USSHER
Commission # HH 481519
Expires April 29, 2028


Notary Public