

6/10/2026 2:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505537

Prepared without examination of title
by and return to:
Tina M. Mroczkowski, Esq.
Bowman, George, Scheb & Chapman, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, FL 34237
(941) 366-5510

Doc Stamp-Deed: \$0.70

Exempt from Transfer Stamps under FL Admin Code 12B-4.014

ENHANCED LIFE ESTATE DEED/(LADY BIRD DEED)

This Indenture, made this 10th day of June, 2026, between **Robert F. Radek and Deborah D. Radek, Husband and Wife, Tenancy by the Entireties**, hereinafter referred to as Grantors, whose post office address is 4970 Gardiners Bay Circle, Sarasota, FL 34238, and **Robert F. Radek and Deborah D. Radek, Husband and Wife, Tenancy by the Entireties**, for a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, with or without joinder of the remainderman, with full power and authority to retain any and all proceeds generated thereby, and with full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remainderman without joinder by the remainderman, and upon the death of the life tenant, the remainder, if any, to the then serving **Trustee of the Deborah D. Radek Trust u/a/d April 28, 2006, as amended**, and the remainderman's heirs, hereinafter collectively referred to as Grantee, whose post office address is 4970 Gardiners Bay Circle, Sarasota, FL 34238.

Witnesseth: Grantors, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Grantee, the following described property situate in Sarasota County, Florida:

Lot 3, Block G, THE HAMPTONS, UNIT 1, according to the plat thereof, as recorded in Plat Book 40, Page 11, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Having a common address of: 4970 Gardiners Bay Circle, Sarasota, FL 34238.

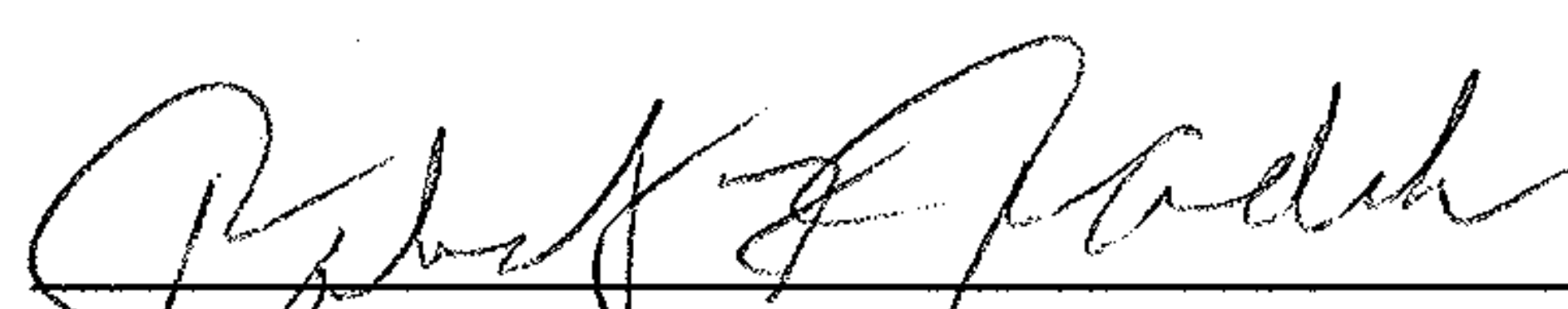
Parcel ID #0098160042

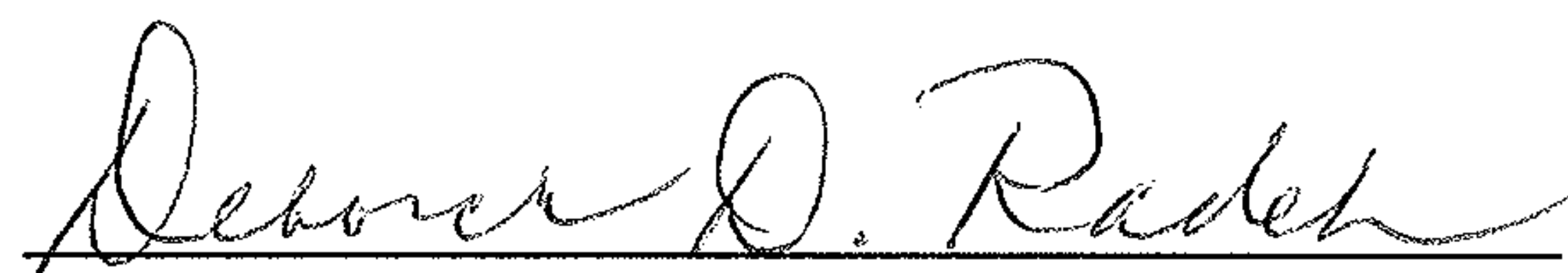
The purpose of this warranty deed is to create a life estate in the Grantors with the remainder in the Trust of one of the Grantors for estate planning purposes. There is no new consideration for this deed.

WAIVER OF HOMESTEAD: Pursuant to §732.7025, Florida Statutes, by executing or joining this deed, I, Robert F. Radek, intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me, and I hereby acknowledge that my spouse has made fair disclosure to me of her estate, pursuant to §732.702(2), Florida Statutes.

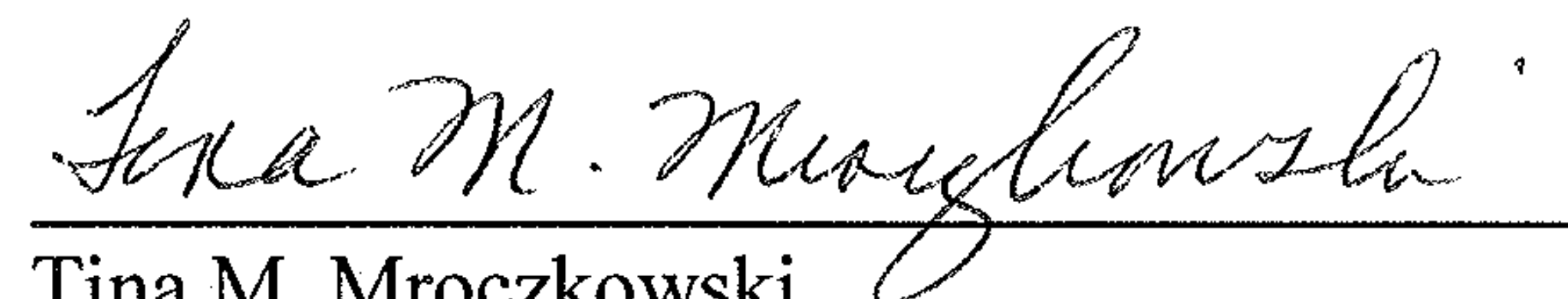
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantors hereby covenant with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors do hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; either gender shall include both genders, the plural number the singular and the singular, the plural.

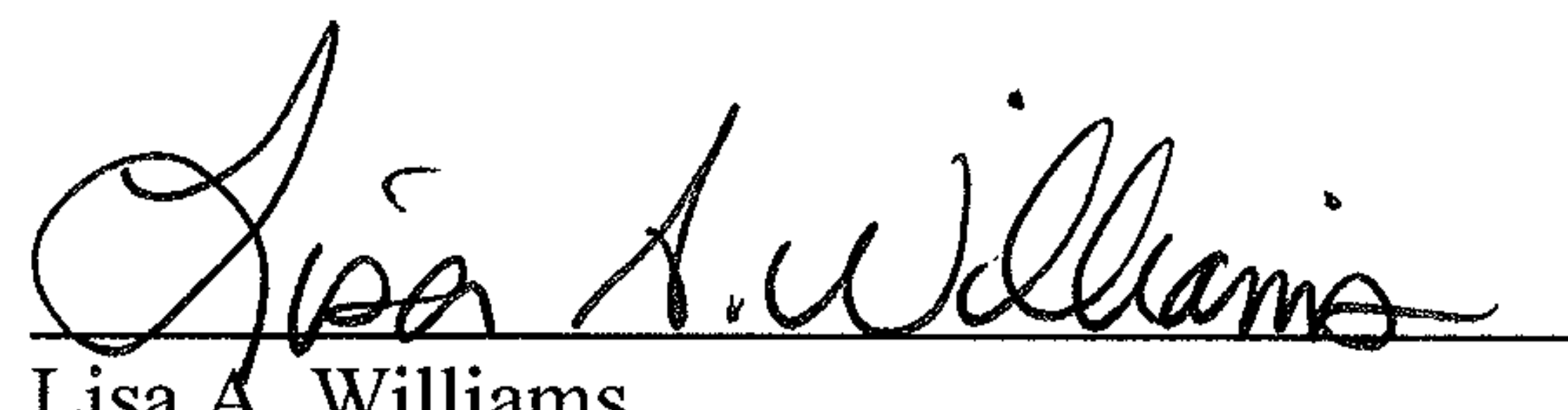
In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.


Robert F. Radek, Grantor


Deborah D. Radek, Grantor

Signed, sealed and delivered in our presence:

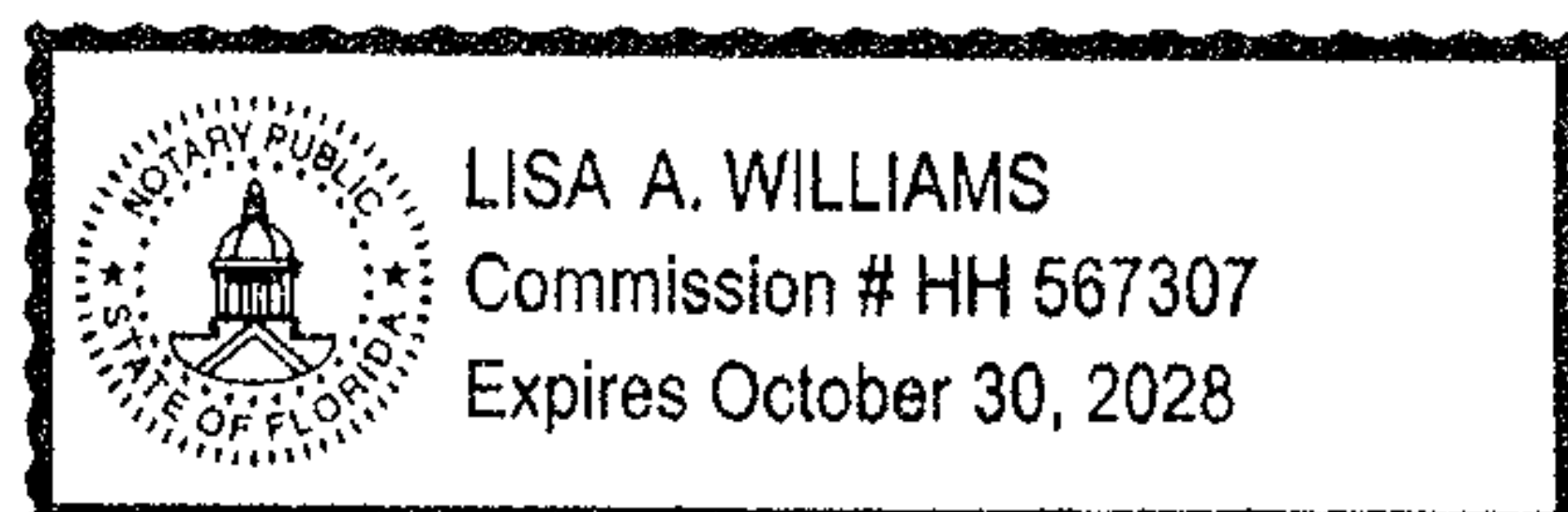

Tina M. Mroczkowski
Witness
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

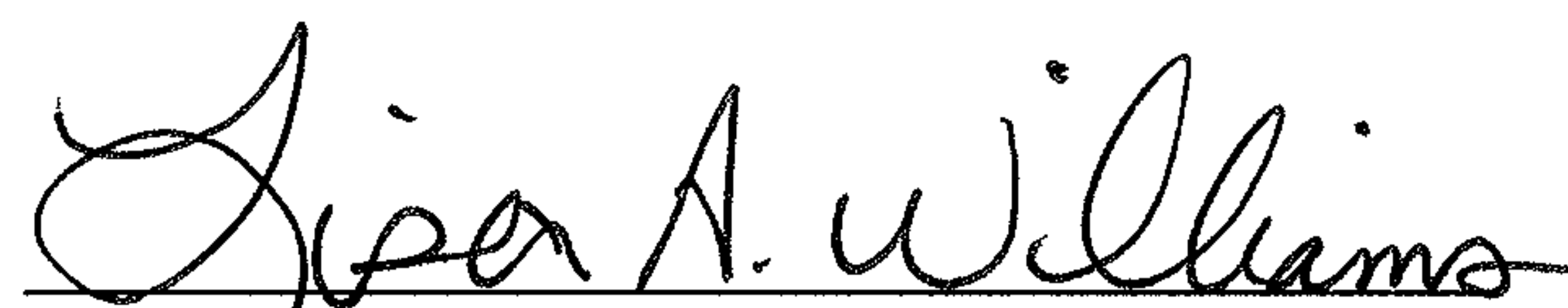

Lisa A. Williams
Witness
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, the 10th day of June, 2026, by Robert F. Radek and Deborah D. Radek, ☒ who are personally known to me, or () who produced the following as identification: _____

[Notary Seal, if any]




(Signature of Notarial Officer)
Notary Public for the State of Florida
My commission expires: _____