

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079527 3 PG(S)**

6/11/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506120

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Emily M. Flinchpaugh, Esq.
BERLIN PATTEN EBLING, PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239

Parcel ID No. 2032121079

Consideration: \$10.00

(Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 11th day of June, 2026, by **CODY STRADER**, also known as **CODY A. E. STRADER, A MARRIED MAN**, (hereinafter referred to as "Grantor"), **JOINED BY HIS WIFE, SARAH STRADER**, whose address is **306 Barlow Ave. #77, Sarasota, FL 34232**, hereby convey the property described herein to:

CODY A. E. STRADER, for a life estate without any liability to the remaindermen for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without the joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder, if any, to the Grantors' daughter, **MICHELLE R. UTZ, an unmarried woman**, whose address is **2448 Browning St., Sarasota, FL 34237**, Grantors' son, **MARLIN E. STRADER, a married man**, whose address is **7322 Mauna Loa Blvd., Sarasota, FL 34241**, Grantors' son, **MYRON L. STRADER, a married man**, whose address is **11451 SW Kissimmee Rd., Arcadia, FL 34269**, Grantors' daughter, **MALORA R. HERSHBERGER, a married woman**, whose address is **4420 Kidron Rd., Dalton, OH 44618**, Grantors' son, **MAHLON J. STRADER, a married man**, whose address is **7128 Mauna Loa Blvd., Sarasota, FL 34241**, and Grantors' daughter, **MERETTA J. ADAMS, f/k/a, MERETTA J. MILLER, a married woman**, whose address is **172 Cowpen Rd., Sarasota, FL 34240**, as joint tenants with full right of survivorship.

The following described land situate, lying and being in Sarasota County, Florida, to wit:

UNIT 77 FAIRWAY OAKS F/K/A PAR 72, PHASE 6, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN PLAT BOOK 915, PAGE(S) 837, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGE 37, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED.

Together with all the improvements, tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

Subject to easements, restrictions, and reservations of record.

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

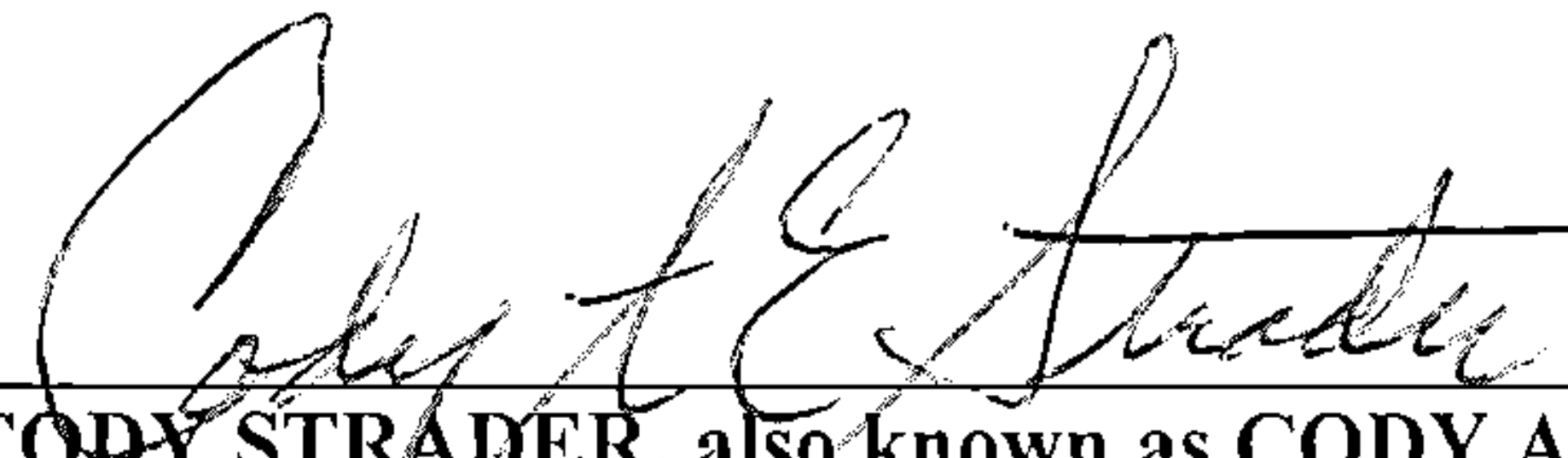
THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTOR, CODY STRADER.

IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 1st day of June, 2026.

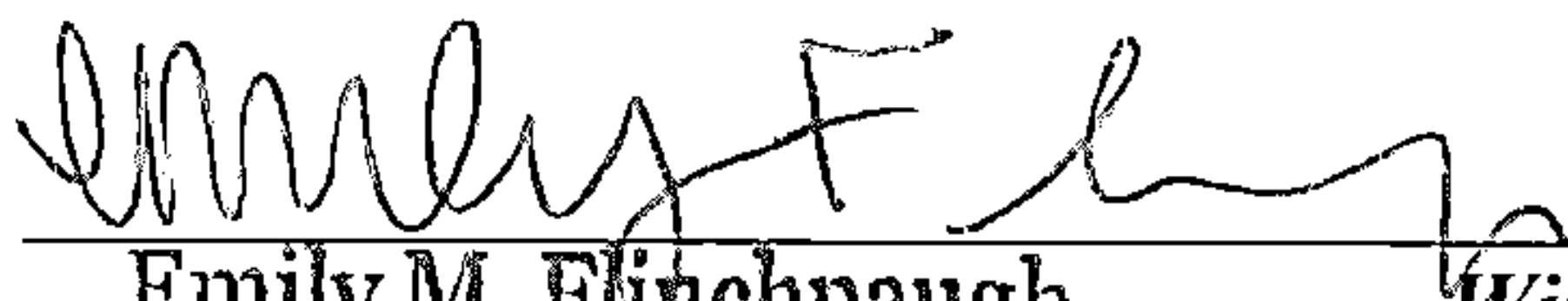
Signed, Sealed and Delivered in presence of:



Susan Ella Lindsay, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239



CODY STRADER, also known as CODY A. E. STRADER
Grantor



Emily M. Flinchpaugh, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239

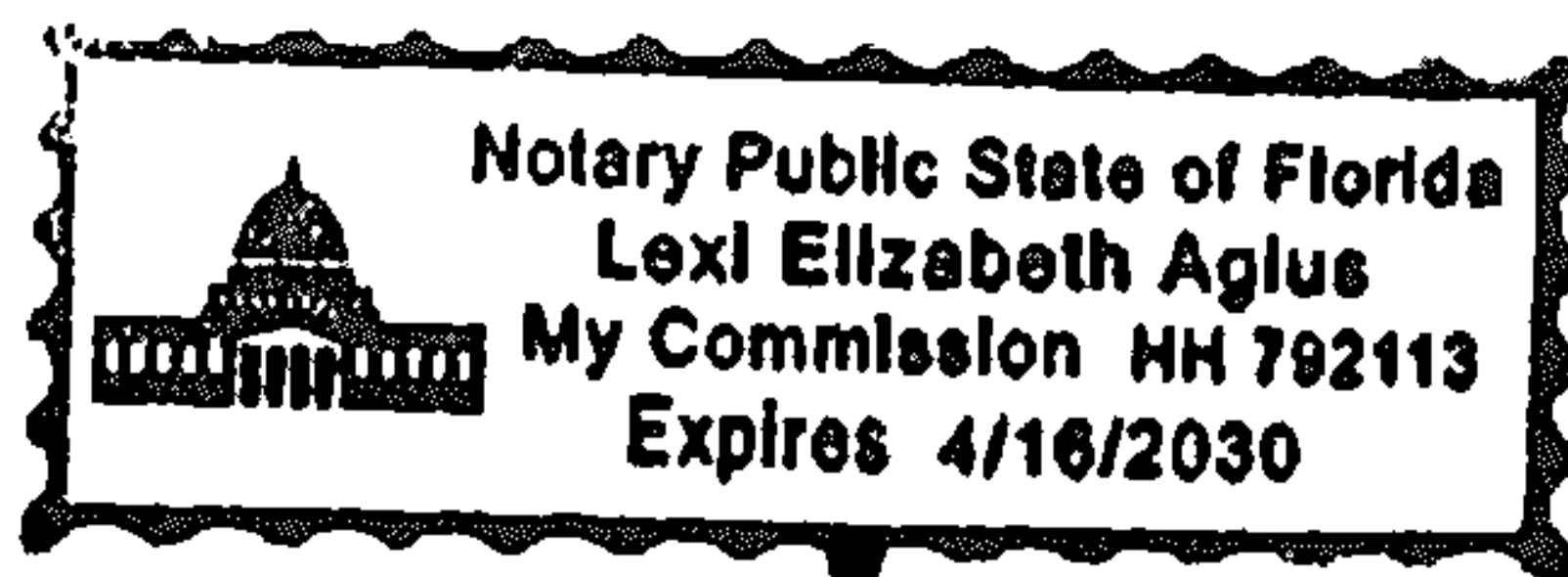
STATE OF FLORIDA

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COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **CODY STRADER, also known as CODY A. E. STRADER, Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 1st day of June, 2026.





Notary Public, State of Florida
Notary's printed name: Lexi E. Agius

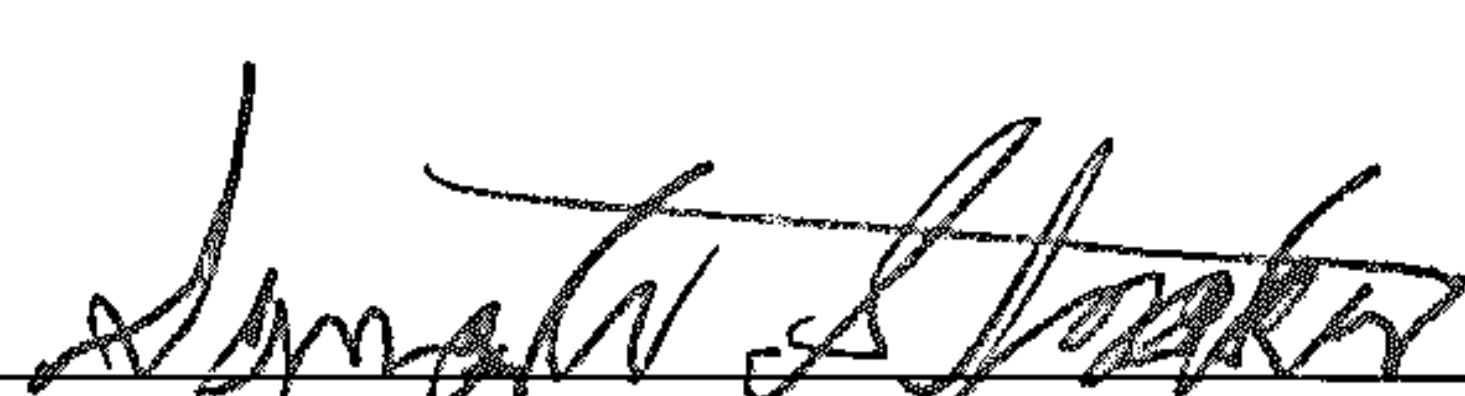
SPOUSAL WAIVER (under Florida Statutes Sec. 732.7025)

By executing or joining this deed, I 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.

IN WITNESS WHEREOF, the Spouse of the Grantor has executed this Enhanced Life Estate Deed and Spousal Waiver on the 11th day of June, 2026.

Signed, Sealed and Delivered in presence of:


Svetlana Pavlenko, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239


SARAH STRADER
Spouse of Grantor CODY STRADER, also
Known as CODY A. E. STRADER


Elizabeth Malone-Roth, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239

STATE OF FLORIDA

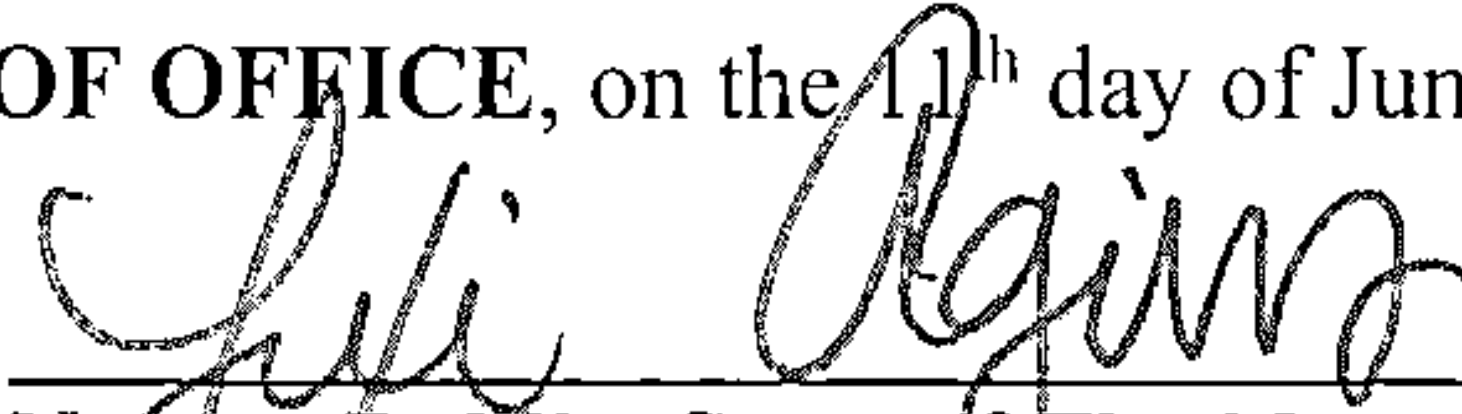
COUNTY OF SARASOTA

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The foregoing Enhanced Life Estate Deed and Spousal Waiver was acknowledged before me, the undersigned authority, by **SARAH STRADER, Spouse of Grantor CODY STRADER, also known as CODY A. E. STRADER**, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Spouse of Grantor, by means of physical presence who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, and sworn to and subscribed before me by the witnesses Elizabeth Malone-Roth who is personally known to me, and Svetlana Pavlenko who is personally known to me, and subscribed by me in the presence of **SARAH STRADER**, and the subscribing witnesses.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 11th day of June, 2026.




Notary Public, State of Florida
Notary's printed name: Lexi E. Agius