

6/11/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3506197

Prepared By and Return To:

Peter J. Pike, Esq.

Pike Law Firm, P.A.

4901 26th St. W. Suite B

Bradenton FL. 34207

Our File No. 7221.001

Parcel Identification No. 0033161030

Doc Stamp-Deed: \$0.70

Enhanced Life Estate Deed

This Indenture, made on **June 11, 2026**, between **Katie Hartnack, a single person**, 5182 Marsh Field Lane #90, Sarasota, FL 34235 ("Grantor"), and **Katie Hartnack, for life, with remainder to Jana Martinez and Andrea Martinez**, 5182 Marsh Field Lane #90, Sarasota, FL 34235 ("Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 90, HERONMERE II, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1370, Pages 1985-2030, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Pages 24, 24A-24H, an amendments thereto of the Public Records of Sarasota County, Florida.

Grantor reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, without the joinder of the Remainderman, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage, alienate and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of Jana Martinez and Andrea Martinez as Grantor in her sole discretion shall decide. Grantor further reserves unto herself the right, without joinder of the Remainderman, to cancel this Warranty Deed by further conveyance which may destroy any and all rights which Jana Martinez and Andrea Martinez may possess under this Warranty Deed. Jana Martinez and Andrea Martinez shall hold a remainder interest in the property described herein, and upon the death of Grantor, if the property described herein has not been previously alienated or disposed of prior to Grantor's death, all right and title to the property remaining shall vest in Jana Martinez and Andrea Martinez subject to such liens and encumbrances existing at that time.

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded August 30, 2021, in O.R. Instrument No. 2021158551, Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold the same in fee simple, subject to the reservations contained herein forever.

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY THE PIKE LAW FIRM P.A. THE LEGAL DESCRIPTION WAS DERIVED WITHOUT A SURVEY. NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY THE PIKE LAW FIRM P.A. AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Brooke Temple

Brooke Temple
4901 26th St. W., Bradenton, FL 34207

Katie Hartnack

Katie Hartnack

Peter J. Pike

Peter J. Pike
4901 26th St. W., Bradenton, FL 34207

STATE OF FLORIDA)
)SS
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 11, 2026, by Katie Hartnack, who is ☐ personally known to me or ☒ who has produced a current drivers' license as identification.

Peter J. Pike

NOTARY PUBLIC



Peter J. Pike
Comm.: HH 334069
Expires: February 19, 2027
Notary Public - State of Florida