

Prepared by and return to:
David Russell
Title & Key
205 North Orange Avenue
Suite 202
Sarasota, FL 34236

6/17/2026 1:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508911

File No 2026-52

Doc Stamp-Deed: \$4,795.00

Parcel Identification No 0136-14-0018

[Space Above This Line For Recording Data]

LIFE ESTATE DEED

This indenture made the 17th day of June, 2026 between **John T. Trefethen and Laurie A. Trefethen, husband and wife**, whose post office address is 3799 Cadbury Circle, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to **Brian Robert Hames and Lisa Beth Hames, husband and wife**, whose post office address is 5357 Sundew Drive, Sarasota, FL 34238, **Grantee**, for life, and the remainder to **Erik Nicholas Hames**, whose post office address is 915 L St NW, Apt. 2405, Washington, D. C. 20001 and **Holly Clarice Hames**, whose post office address is 7238 Thomas Blvd., Pittsburgh, PA 15208;

Grantees, Brian Robert Hames and Lisa Beth Hames, each reserve a life estate in the premises, with the Grantees to pay for all maintenance and repairs, water and sewer charges, insurance charges, and taxes relating to said premises. Said life estate shall be personal to each Grantee for the life of Grantee and shall not be subject to assignment or lease, except as otherwise provided in this deed.

The Grantees, Brian Robert Hames and Lisa Beth Hames, each reserve the power to remove the remaindermen interests named herein and to appoint the remainder and/or Grantees' life estate in the premises to any person or persons. The Grantees' limited power shall be exercisable, or may be relinquished, only during Grantees' lifetime by a deed making express reference to this power and recorded in the County Clerk's Office where this deed is recorded. Said power of appointment cannot be exercised except by a recorded instrument, which instrument is void unless recorded during the lifetime of one of the Grantees. This power shall not be exercised by the Grantees' agent(s) under a durable power of attorney. This power shall not be exercisable by Will. No exercise of the power shall be deemed to release the Grantees' life estate unless such a release is explicitly made in a deed. The exercise of the power shall not exhaust it, and unless the power is specifically released in such a deed, the deed recorded last shall control as to any ambiguities or inconsistencies.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 36, SANDHILL PRESERVE, UNIT 1, according to the plat thereof, as recorded in Plat Book 48, Pages 27, 27A through 27G, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

John T. Trefethen
John T. Trefethen

Laurie A. Trefethen
Laurie A. Trefethen

205 W. Orange Ave. #202
Sarasota, FL 34230

WITNESS 1 ADDRESS

8660 S. Tamiami Trail
Sarasota FL 34238

WITNESS 2 ADDRESS

David D. Russell
WITNESS

PRINT NAME: David D. Russell

Debbie Daviadoff
WITNESS

PRINT NAME: Debbie Daviadoff

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by John T. Trefethen and Laurie A. Trefethen, ☐ who is/are personally known to me or ☒ who has/have produced Florida Drivers License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

