

Rec: \$18.50
D/S: \$0.70

Prepared by and return to:
Holly M. Nikolich, Esq.
Pinnacle Law Group, P.A.
1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083536 2 PG(S)**

6/18/2026 1:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509533

Doc Stamp-Deed: \$0.70

Enhanced Life Estate Deed

Made this June 18, 2026, by **SAMY Z. ELTOUKHY**, a married man, whose address is 6301 Boulevard Pie-IX, Montreal, Quebec H1X-2C3, Canada, hereinafter called the "Grantor", to **SAMY Z. ELTOUKHY**, a married man, whose address is 6301 Boulevard Pie-IX, Montreal, Quebec H1X-2C3, Canada, 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, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, equally to the survivor of: **PATRIZIA GIULIANI, ALESSANDRA MARIE ELTOUKHY, GABRIELLA TERESA ELTOUKHY, and LILANA PATRIZIA ELTOUKHY**, as joint tenants with full rights of survivorship, whose post office address is 6301 Boulevard Pie-IX, Montreal, Quebec H1X-2C3, Canada, hereinafter called the "Grantee".

The Grantor specifically reserves the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remaindermen, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$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 of the Grantor's right, title, interest, claim and demand in and to that certain property situate in Sarasota County, Florida, viz:

Units 2602-D, 2705-D, and 2729-C, HIDDEN LAKE VILLAGE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1368, Page 1482, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 16, and amendments thereto of the Public Records of Sarasota County, Florida.

Parcel ID Numbers: 2028081012, 2028081140, and 2028081195

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 6301 Boulevard Pie-IX, Montreal, Quebec H1X-2C3, Canada.

Subject to easements, restrictions and reservations of record and taxes for this current year and subsequent years.

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

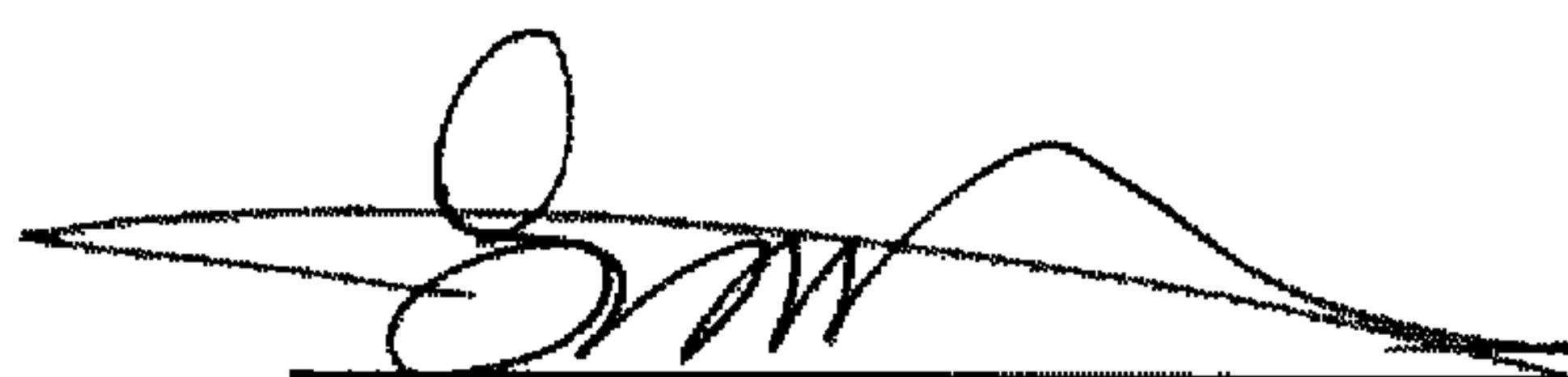
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

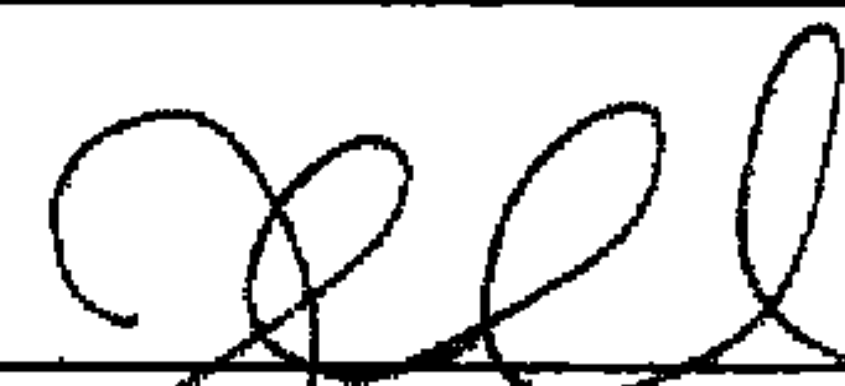


Witness Printed Name: Holly M. Nikolich

Address: 1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236



SAMY Z. ELTOUKHY



Julie Carlson

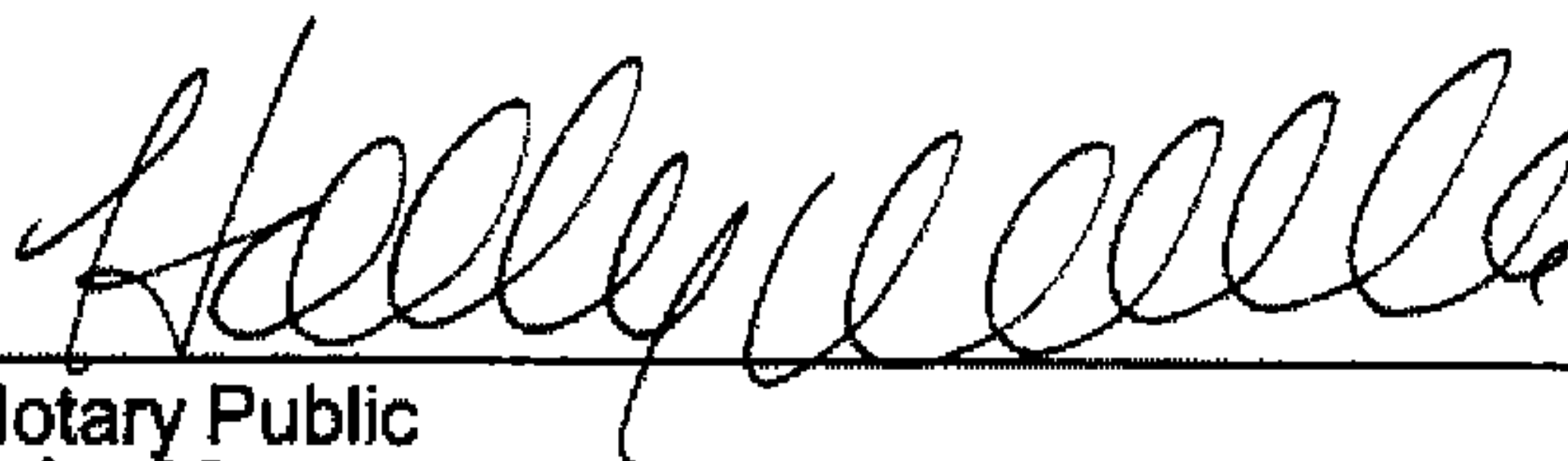
Witness Printed Name: _____

Address: 1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

STATE OF FLORIDA

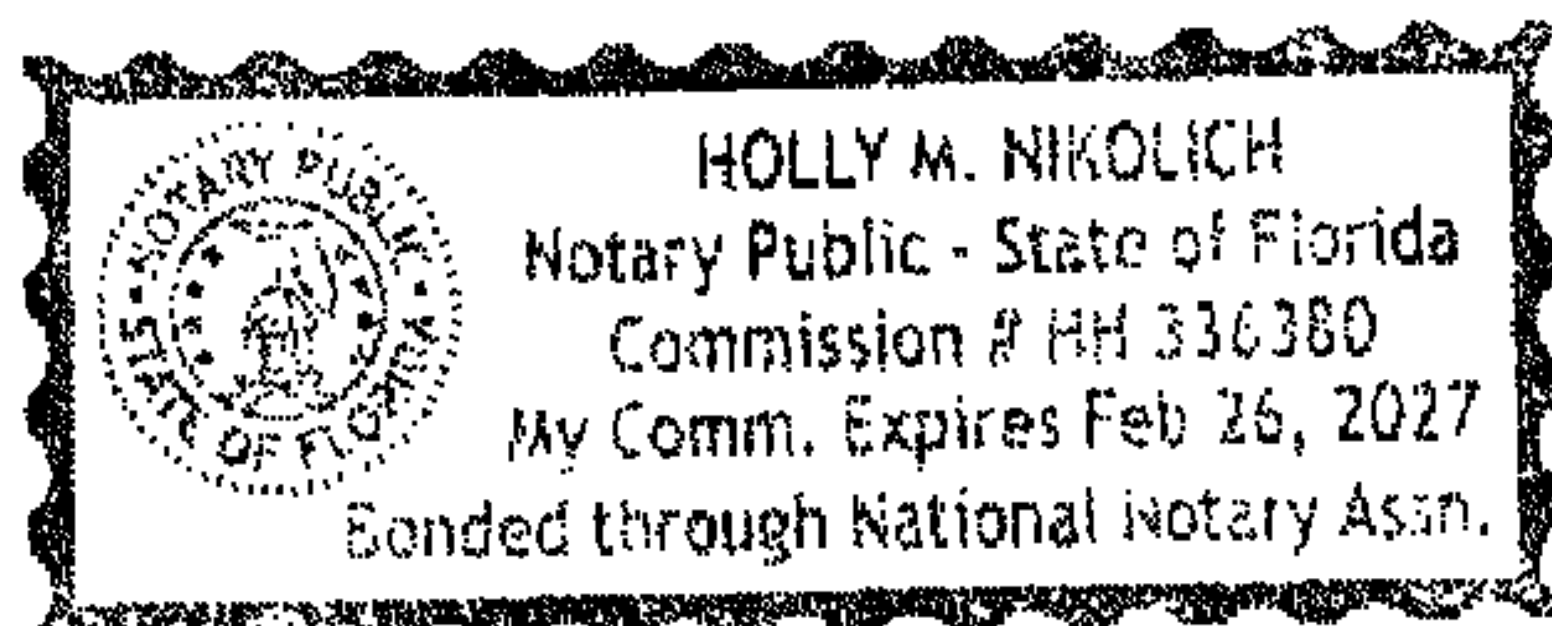
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by ☒ physical presence, or ☐ online presence, this 18th day of June, 2026, by **SAMY Z. ELTOUKHY**, a married man, who is ☒ personally known to me OR ☐ who produced _____ as identification.



Notary Public
Print Name: _____

My Commission Expires: _____



NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY HOLLY M. NIKOLICH OR THE FIRM OF PINNACLE LAW GROUP, PA, THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY AS TO THE ACCURACY OF SAID DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.