

6/18/2026 2:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509643

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, FL 34239

Parcel ID No. 0083-06-1033

Consideration: \$10.00

Prepared without the benefit of title examination.

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

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 17th day of June, 2026, by **WILLIAM H. COOPER, AN UNREMARIED WIDOWER**, (hereinafter referred to collectively as "**Grantor**"), whose address is 1491 Landings Lake Dr #33, Sarasota, FL 34231 hereby conveys the property described herein to:

WILLIAM H. COOPER, AN UNREMARIED WIDOWER, (hereinafter the "**Grantee**"), 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 Grantor's son, **LAWRENCE W. COOPER, A MARRIED MAN**, whose address is 6025 SE Cesar E Chavez Blvd, Portland, OR 97202, and Grantor's daughter, **LESLEY C. GERACI, A MARRIED WOMAN**, whose address is 4357 S Yosemite Court, Greenwood Village, CO 80111, as joint tenants with full right of survivorship.

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

Unit 33, THE LANDINGS TREEHOUSE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1444, Page 1, as thereafter amended, and as per Plat thereof recorded in Condominium Book 17, Page 3, as thereafter amended, of the Public Records of Sarasota County, Florida.

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;

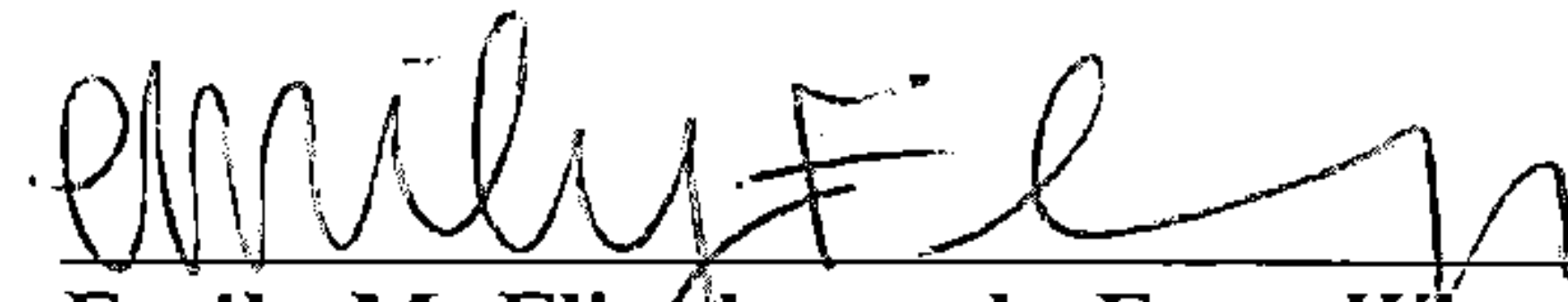
Subject to easements, restrictions, and reservations of record.

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

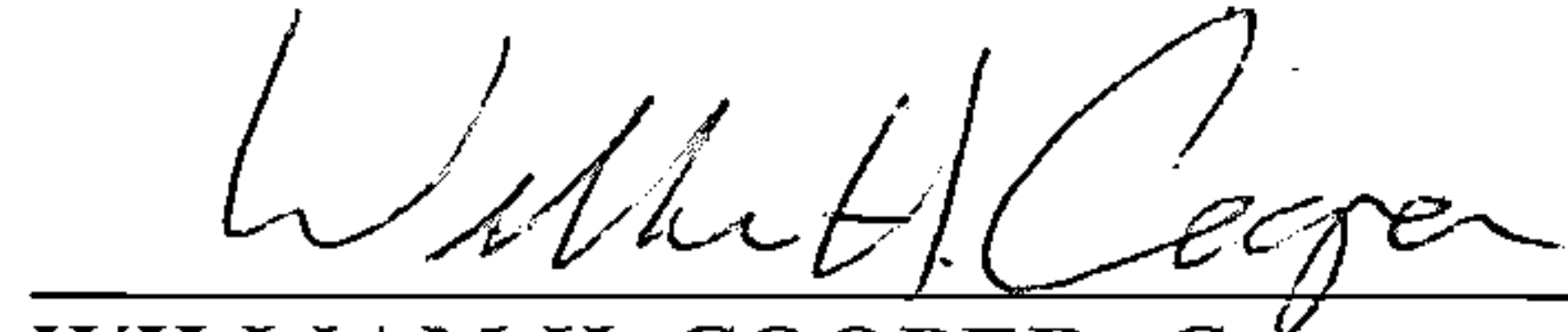
/SIGNATURES AND ACKNOWLEDGEMENTS FOUND ON THE FOLLOWING PAGE/

IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 17th day of June, 2026.

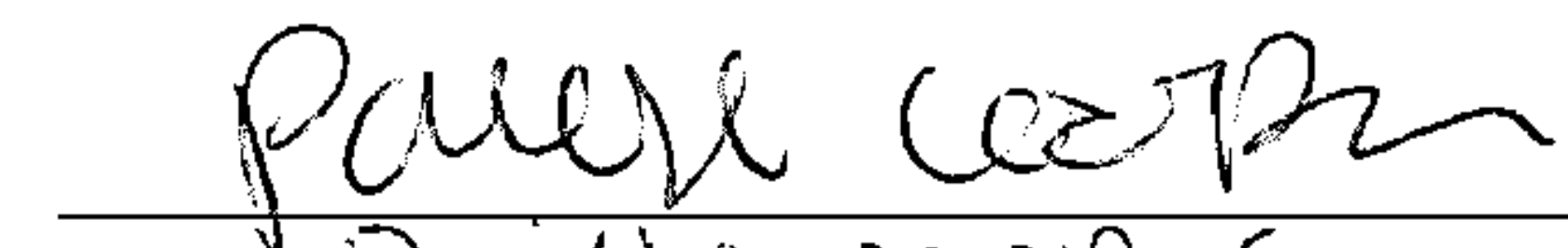
Signed, Sealed and Delivered in presence of:



Emily M. Flinchpaugh, Esq., *Witness*
3700 South Tamiami Trail, Sarasota, FL 34239



WILLIAM H. COOPER, *Grantor*

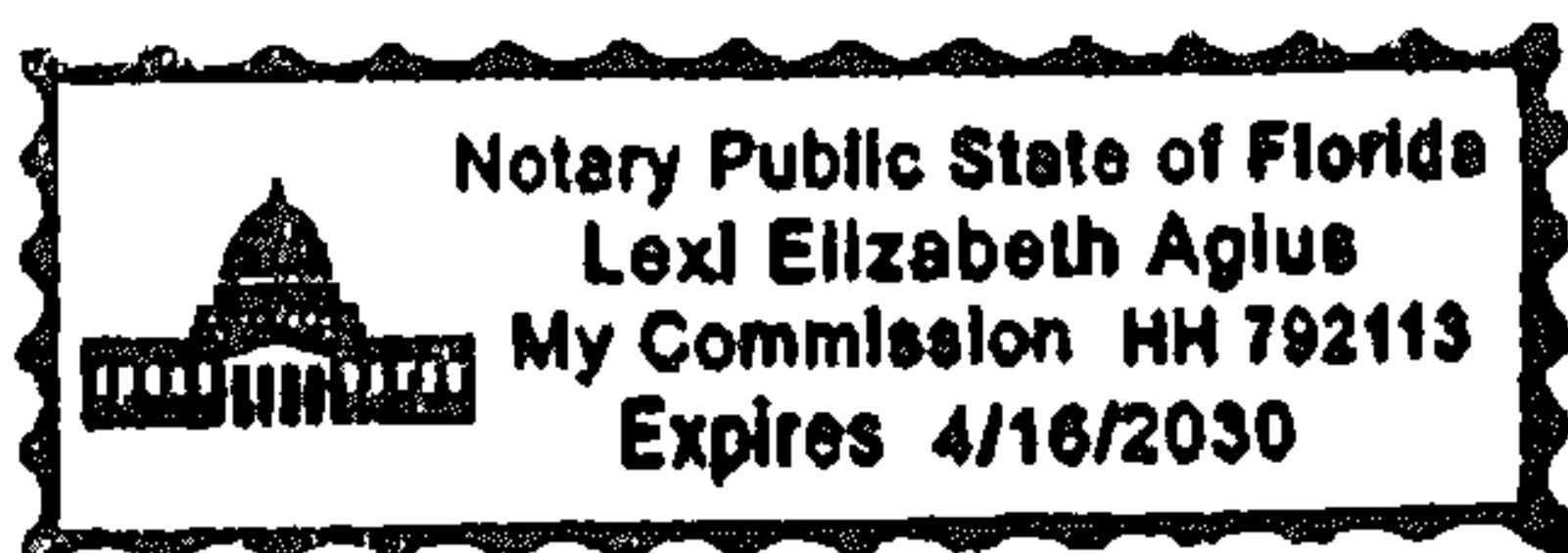


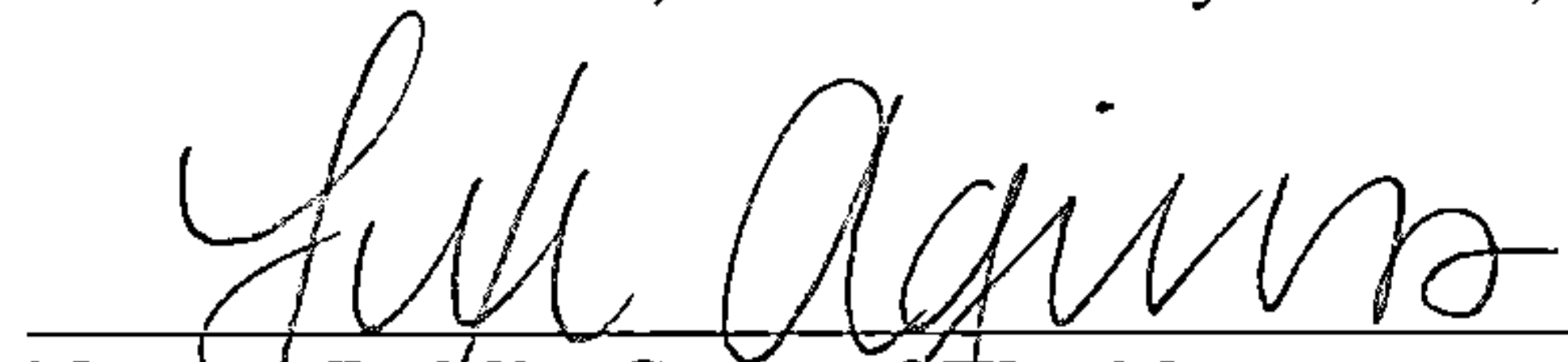
Paige Cooper, *Witness*
3700 South Tamiami Trail, Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **WILLIAM H. COOPER, 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, of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of **Emily M. Flinchpaugh, Esq.**, a witness who is personally known to me, and of Paige Cooper, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 17th day of June, 2026.





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