

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084406 2 PG(S)**

6/22/2026 10:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510289

Prepared by

Joshua M. Mittenenthal, Esq.
Mittenenthal Weinstein LLP
3100 S. Federal Hwy., Suite B
Delray Beach, FL 33483
561-862-0955

Doc Stamp-Deed: \$0.70

Parcel Identification Number: 0374050140

DEED

THIS INDENTURE, made as of this 18th day of June, 2026, between SHELLEY W. ELOVITZ, and his wife CHARLOTTE R. GEORGE, having an address at 154 Portofino Drive, Nokomis (North Venice), FL 34275, as the grantors hereunder (collectively hereinafter referred to as the "Grantor"), and SHELLEY W. ELOVITZ and CHARLOTTE R. GEORGE, having an address at 154 Portofino Drive, Nokomis (North Venice), FL 34275, as Trustee under the Declaration of Trust of even date herewith, known as THE ELOVITZ GEORGE FAMILY TRUST dated June 18, 2026, made by SHELLEY W. ELOVITZ and CHARLOTTE R. GEORGE and said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever,

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Sarasota County, Florida, being more particularly described as:

LOT 14, VENETIAN GOLF and RIVER CLUB PHASE 2H, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 44, PAGES 9, 9A AND 9B, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

Commonly referred to as 154 Portofino Drive, Nokomis (North Venice), FL 34275

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

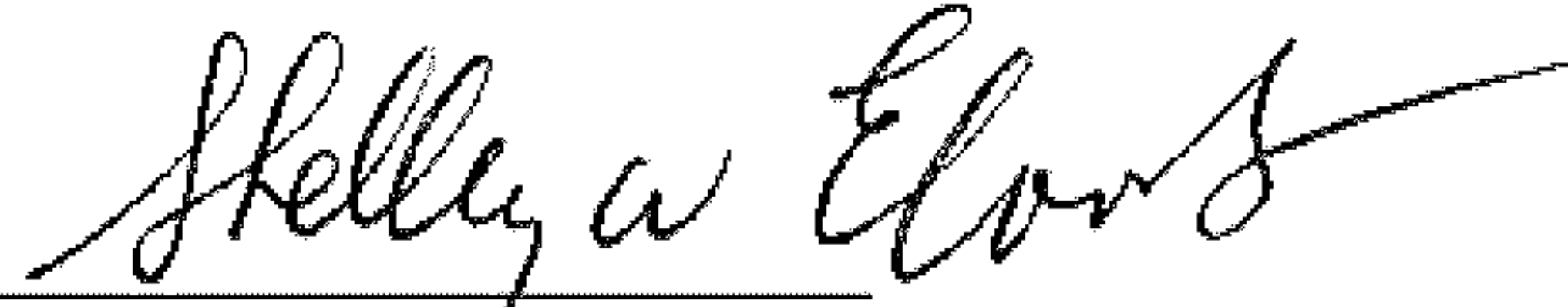
BUT RETAINING to Grantor the right to use, possess, occupy and reside upon the premises during the lives of Grantor, so that the beneficial interest and possessory rights so retained shall constitute in all respects "equitable title to real estate" within the meaning of Section 6, Article VII of the Constitution of the State of Florida.

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever.

Grantee as Trustee and all successor Trustees hereby are granted the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of said premises, it being the intention of Grantor to vest in Grantee as Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

Grantor reserve the right to reside upon said premises as the permanent residence of Grantor during the life of Grantor, it being the intention of this provision to preserve in Grantor the requisite beneficial interest and possessory right in said premises to comply with Section 196.031, Florida Statutes, such that the possessory right of Grantor constitutes in all respects "equitable title to real estate" as that term is used in Section 6, Article 7 of the Constitution of the State of Florida. The interest of Grantor in said premises shall be deemed to be an interest in real property and not personalty.

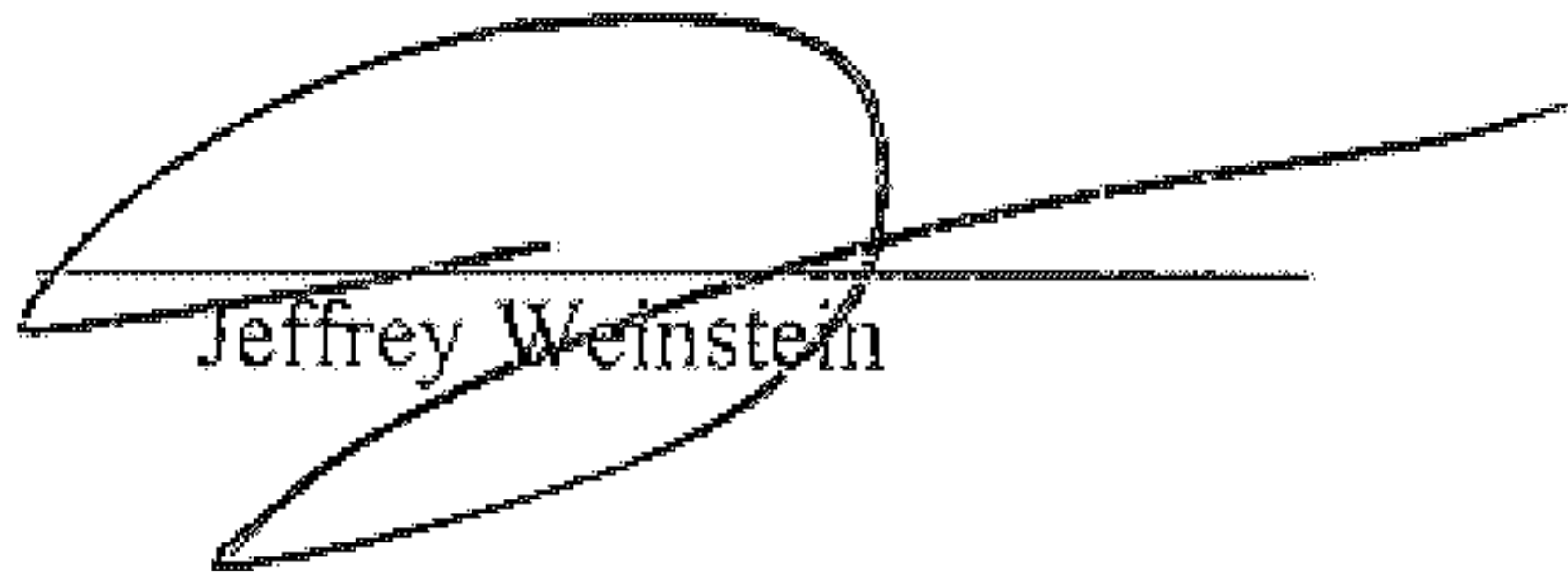
IN WITNESS WHEREOF, Grantor has duly executed this Deed on the date first above written.



SHELLEY W. ELOVITZ
Grantor



CHARLOTTE R. GEORGE
Grantor



Jeffrey Weinstein

address:

3100 S. Federal Hwy., Ste. B
Delray Beach, FL 33483



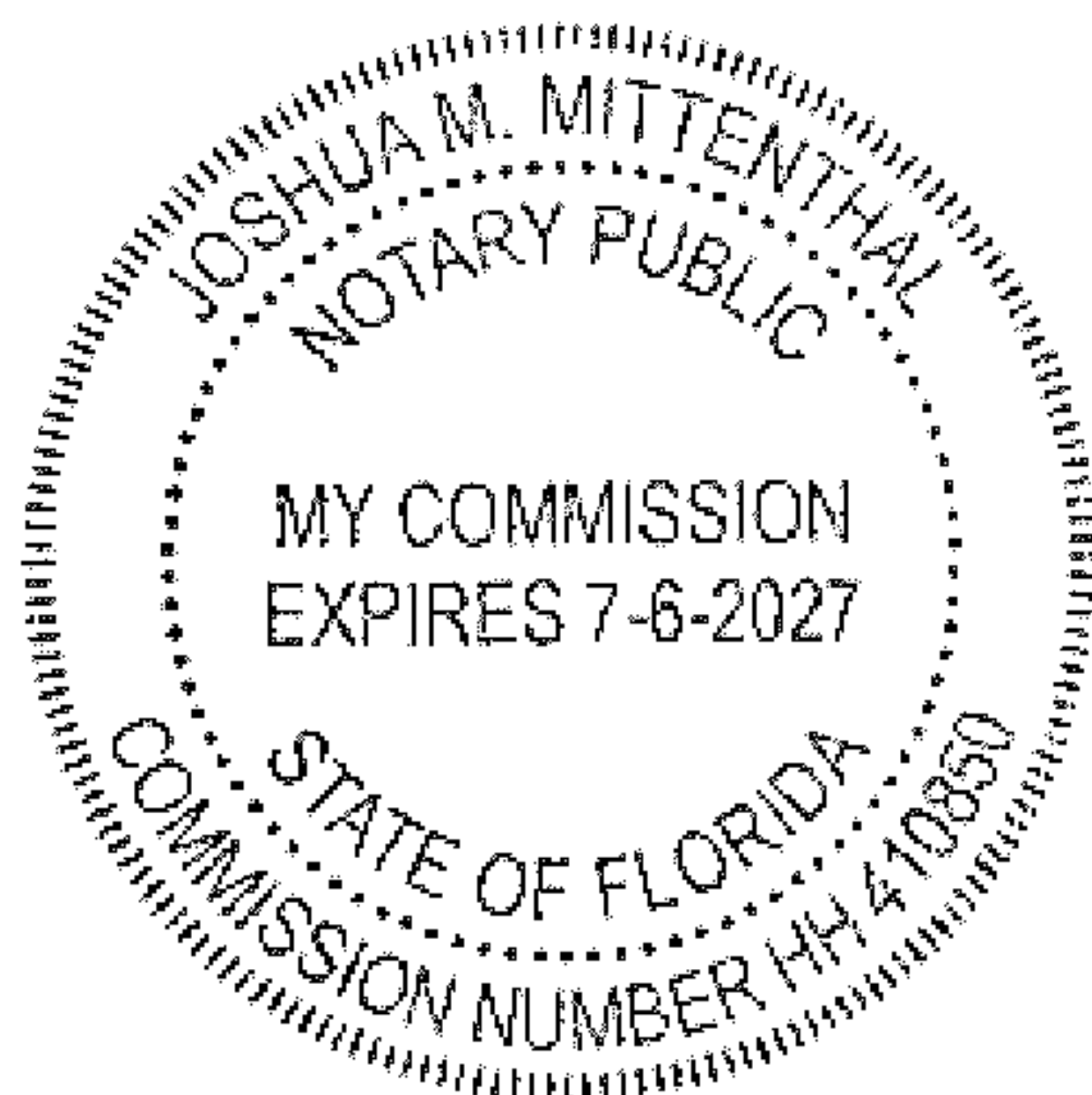
Briana Veteri

address:

3100 S. Federal Hwy., Ste. J
Delray Beach, FL 33483

STATE OF FLORIDA, COUNTY OF PALM BEACH, ss.

The foregoing instrument was acknowledged before me (x) in my physical presence or () by remote online notarization on the 18 day of June, 2026, by SHELLEY W. ELOVITZ who () is personally known to me or () who produced FL D.L. as identification and CHARLOTTE R. GEORGE who () is personally known to me or () who produced FL D.L. as identification.



Notary Public

