

7/23/2026 3:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

**This Document Prepared Without Examination
Or Opinion of Title by:**

CSC

Receipt # 3523701

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Venice, Florida 34285
941-548-1071

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE DEED

This document is exempt from Florida Stamp and Transfer tax as there is no beneficial change in ownership and there is no vested remainderman.

This Indenture the 23rd day of July 2026 by;

The GRANTOR(S), Andrew James Hudak, Jr. and Dawn E. Hudak, husband and wife:

Whose mailing address is, 2852 Arugula Dr., North Port, Florida 34289;

TO

The GRANTEE(S) Andrew J. Hudak III and Devon C. Hudak, the remaindermen:

Whose mailing address are:

Andrew J. Hudak III:

68 Victory Ct., Dover, New Jersey 07801

Devon C. Hudak:

4I Brookside Heights, Wanaque, New Jersey
07465

The Grantor(s), for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor(s) paid by Grantee, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, remise and convey to the Grantee(s), as individuals, subject to a retained life estate in Grantor(s) described further in the Reservation and Limitations to Conveyance and Warranty set forth below, the following described land, situate, lying and being **SARASOTA County, State of Florida, viz:**

Lot 19, Block 62, CYPRESS FALLS PHASE 1C, according to the map or plat thereof, recorded in Plat Book 46, Page(s) 15, 15A through 15T, as affected by Surveyor's affidavit recorded in Instrument No. 2007138665, Public Records of Sarasota County, Florida.

Assessor's Parcel Number: **1113-02-0088**

MORE commonly known as: 2852 Arugula Dr., North Port, Florida 34289;

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

RESERVATIONS AND LIMITATION TO CONVEYANCE AND WARRANTY:

It is the intention of the Grantor(s) to create an Enhanced Life Estate reserving and preserving to the Grantor(s) a life estate for the term of his and/or her life(s) without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property, with or without consideration, without joinder of any remainderman.

The Grantor(s) also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.

The remainder interest created in this deed shall not vest in the remaindermen until the death of the life tenant(s). Upon the death of the Life Tenant(s), the remainder, if any, will then be granted to **Andrew J. Hudak III** and **Devon C. Hudak**, the remaindermen, as joint tenants with rights of survivorship, in fee simple forever.

WARRANTY: Grantor(s), binds Grantor(s) and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee(s) and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

To have and to hold, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.



Andrew James Hudak, Jr.
Signed, sealed and delivered in the presence of:



Dawn E. Hudak



Denyse Pahl (Witness)
21254 Chatahoochee Ave
Venice, Florida 34293



Lynn Horwitz (Witness)
708 Bird Bay Dr. W.
Venice, Florida 34285

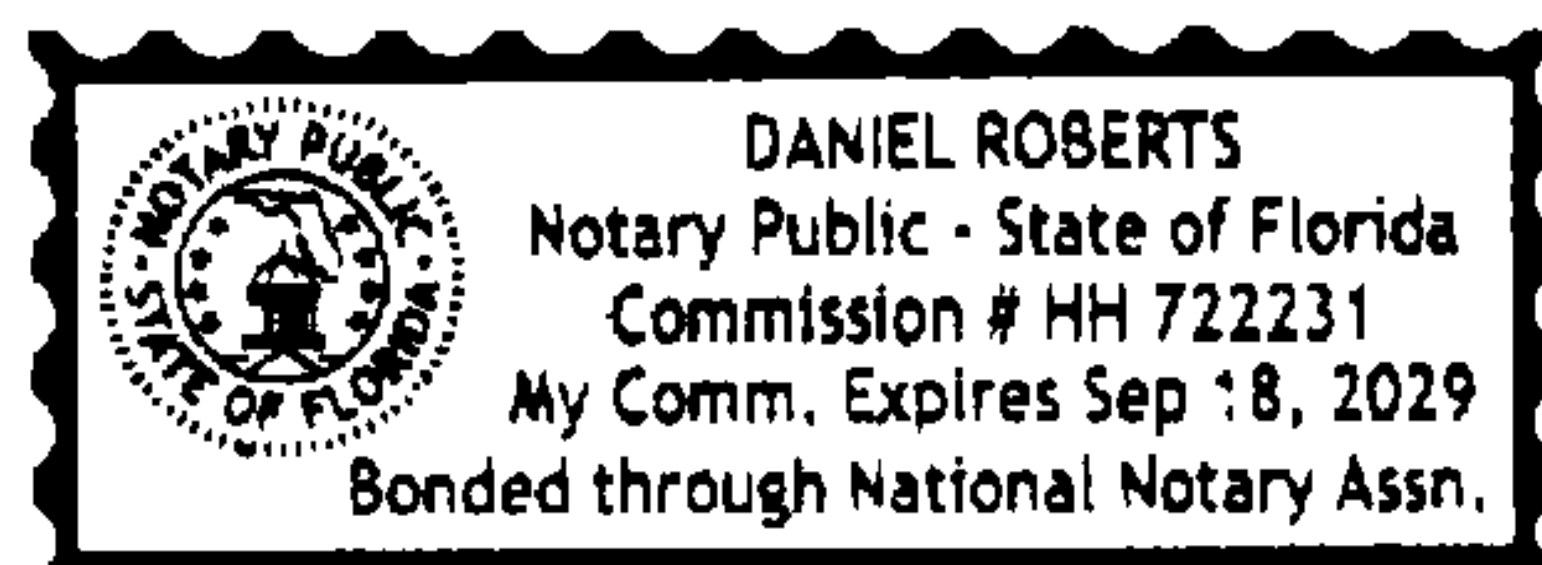
STATE OF FLORIDA

)
) ss.

COUNTY OF SARASOTA

)

Acknowledged and subscribed before me, by means of physical presence, by the Grantor(s), **Andrew James Hudak, Jr.**, who has produced a Florida driver's license, as identification and **Dawn E. Hudak**, who has produced a Florida driver's license, as identification, all on **July 23, 2026**.





Daniel Roberts, Notary Public