

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100944 2 PG(S)

7/24/2026 12:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524055

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Emily M. Flinchpaugh, Esq.

BERLIN PATTEN EBLING, PLLC

8433 Enterprise Circle, Suite 200

Lakewood Ranch, Florida 34202

Parcel ID No. 0079140021

Consideration: \$10.00

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

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 24th day of July 2026, by **WALTER RICHARDS, A SINGLE MAN** (hereinafter referred to as "**Grantor**"), whose address is **513 Givens Street, Sarasota, Florida 34242**, hereby conveys the property described herein to:

WALTER RICHARDS (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 **ALYSSA THOMAS, A SINGLE WOMAN**, whose address is **513 Givens Street, Sarasota, Florida 34242**.

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

**LOT 19, REPLAT NO. 2 OF A PORTION OF OCEAN BEACH
SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 6, PAGE 24, 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 deed was prepared without the benefit of a title examination.

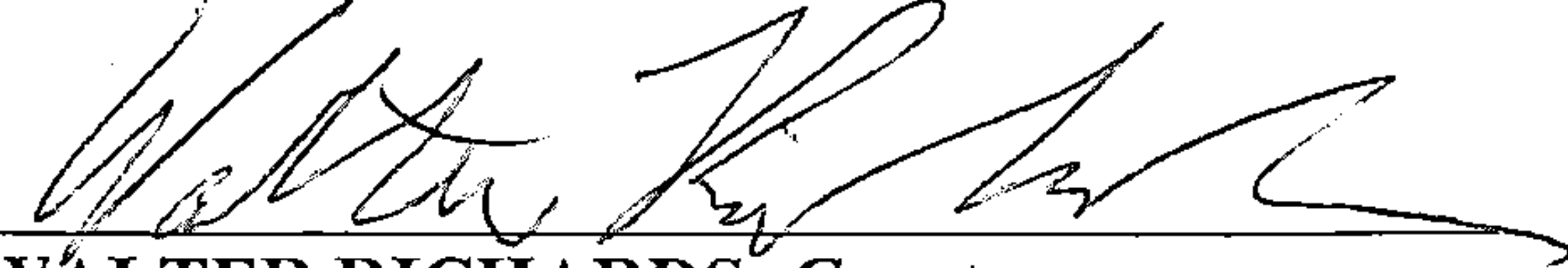
THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 24th day of July 2026.

Signed, Sealed and Delivered in presence of:



Susan Ella Lindsay, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239



WALTER RICHARDS, *Grantor*



Gabriela Donofrio, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239

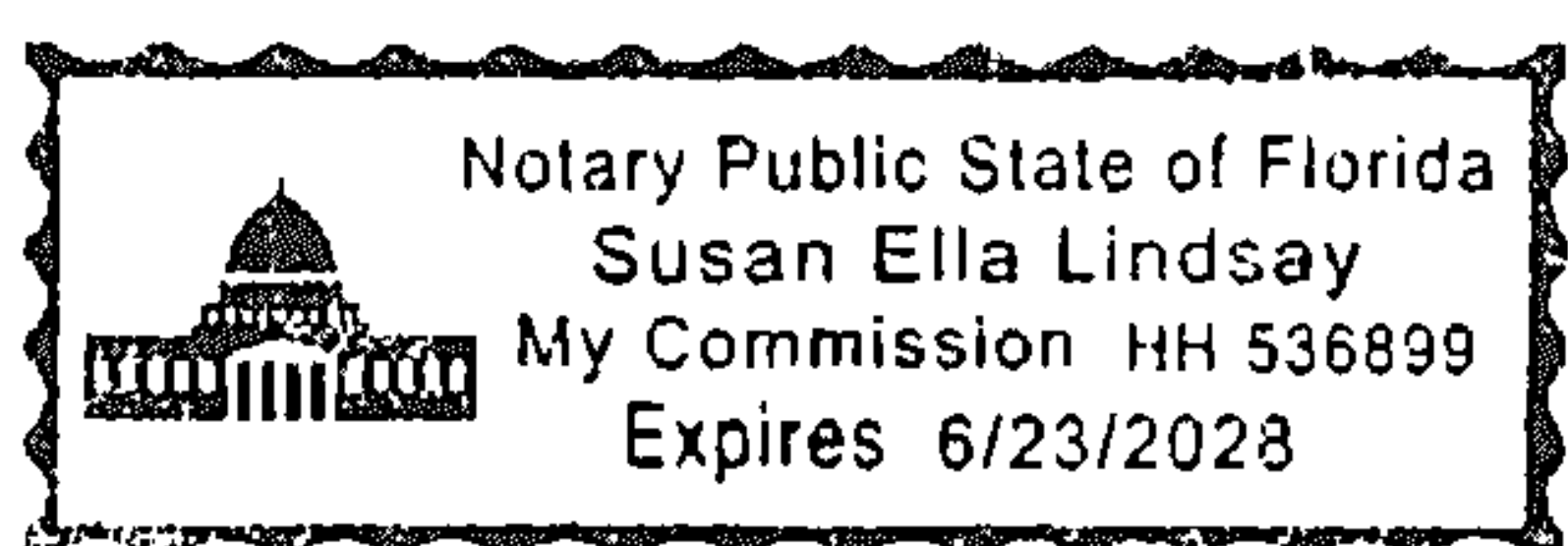
STATE OF FLORIDA

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COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **WALTER RICHARDS, Grantor**, who produced a driver's license issued by 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, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 24th day of July 2026.





Susan Ella Lindsay, *Notary Public*