

✓ This instrument prepared by:

Name: Peggy F. Brewer

Address: 111 Explorer Dr.
Osprey, FL 34229

Parcel ID#: 0147081022

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100955 3 PG(S)
July 24, 2026 12:25:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



Enhanced Life Estate Deed

(Lady Bird Deed)

space above reserved for recording information

This deed, made this 22nd day of July, 2026, by

Peggy F. Brewer
whose address is 111 Explorer Dr. Osprey, FL 34229

hereinafter called the Grantor(s), to Ryan Brewer and Matthew Brewer

whose address is 26 Mawyer Rd Elverson, PA 19520 211 Murray Sch Rd. Pottstown, PA 19465

hereinafter called the Grantee Beneficiary(ies).

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situated in

Sarasota County, Florida, to wit:

(Legal Description of Property)

(If the description exceeds the maximum characters allowed in this field, please attach as an exhibit)

Unit 103, Phase 4, Bay St Village, a Condominium, together with an undivided interest in the common elements according to Declaration of Condominium thereof as recorded in Instrument No. 2014085481, as amended from time to time, of the Public Records of Sarasota County, Florida

Parcel ID#: 0147081022

Subdivision 8576 - Bay Street Village

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an

unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Louis Carrara

Witness 1 Signature as to First Grantor

Louis Carrara
Witness 1 Printed Name

514 Modigliani Dr.
Witness 1 Post Office Address Nokomis, FL 34275

[Signature]
Myra Carrara

Witness 2 Signature as to First Grantor

Myra Carrara
Witness 2 Printed Name

514 Modigliani Dr.
Witness 2 Post Office Address Nokomis, FL 34275

[Signature]

Witness 1 Signature as to Second Grantor

Witness 1 Printed Name

Witness 1 Post Office Address

[Signature]

Witness 2 Signature as to Second Grantor

Witness 2 Printed Name

Witness 2 Post Office Address

[Signature]
Peggy F. Brewer

Signature of Grantor

Peggy F. Brewer
Printed Name of Grantor

111 Explorer Dr.
Osprey, FL 34229
Post Office Address

[Signature]
Peggy F. Brewer

Signature of Grantor

Peggy F. Brewer
Printed Name of Grantor

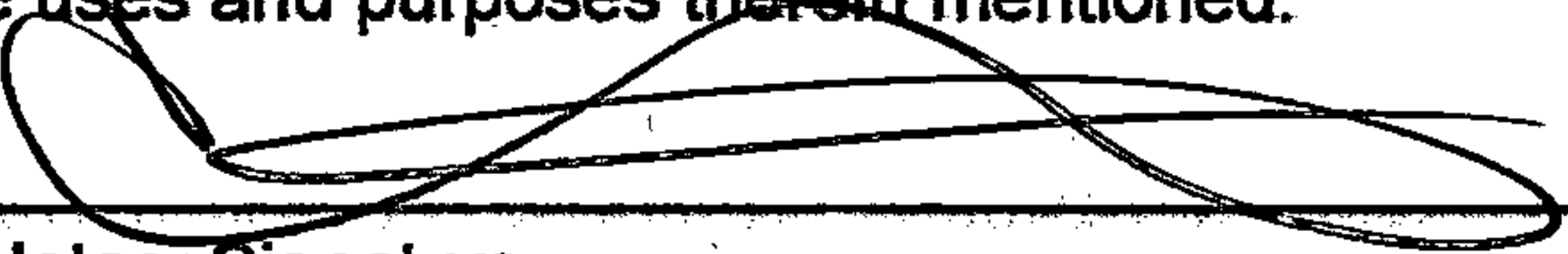
111 Explorer Dr.
Osprey, FL 34229
Post Office Address

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2022, by Peggy Brewer, who is personally known to me or has produced Driver License, as identification and who signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.



Notary Signature

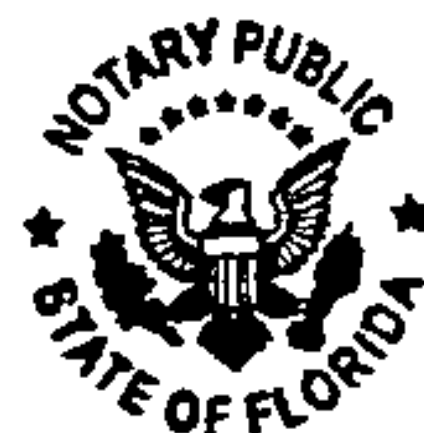
Chanuta Dotson

Notary Printed Name

Commission Number: HH379172

Commission Expiration: March 27, 2027

Notary Seal



CHANUTA DOTSON
Commission # HH 379172
Expires March 27, 2027