

Rec: \$18.50
D/S: \$0.70

7/24/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524201

Prepared by and return to:
Holly M. Nikolich, Esq.
Pinnacle Law Group, P.A.
1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236

Doc Stamp-Deed: \$0.70

Enhanced Life Estate Deed

Made this July 24, 2026, by **ALAN GIL JEWETT**, a single man, whose address is 3226 Patton Street, Sarasota, FL 34235, hereinafter called the "Grantor", to **ALAN GIL JEWETT**, a single man, whose address is 3226 Patton Street, Sarasota, FL 34235, for a Life Estate, without any liability for waste, and with full power and authority in the 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 joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **CHADLEY JEWETT**, whose address is 404 Old Oak Way, Hermitage, TN 37076, if she survives me, and if **CHADLEY JEWETT** does not survive me, then to **CHANING JEWETT**, whose address is 978 Russet Drive, Clarksville, TN 37040, hereinafter called the "Grantee".

The Grantor specifically reserves the right (i) to revoke the remainder interest hereunder and divest the remainderman and re-vest the life tenant with fee simple title without joinder of the remaindermen, or (ii) to convey the remainder interest created hereunder to another remainderman; all without joinder of the remainderman established under this deed.

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of the Grantor's right, title, interest, claim and demand in and to that certain property situate in Sarasota County, Florida, viz:

**Lot 3, Lockwoods, a Subdivision, according to the plat thereof recorded in Plat Book 27,
Pages 42 and 42A, of the Public Records of Sarasota County, Florida**

Parcel ID Number: 0042100078

Subject to easements, restrictions and reservations of record and taxes for this current year and subsequent years.

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

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name: Julie Carlson

Address: 1610 29th St. W.

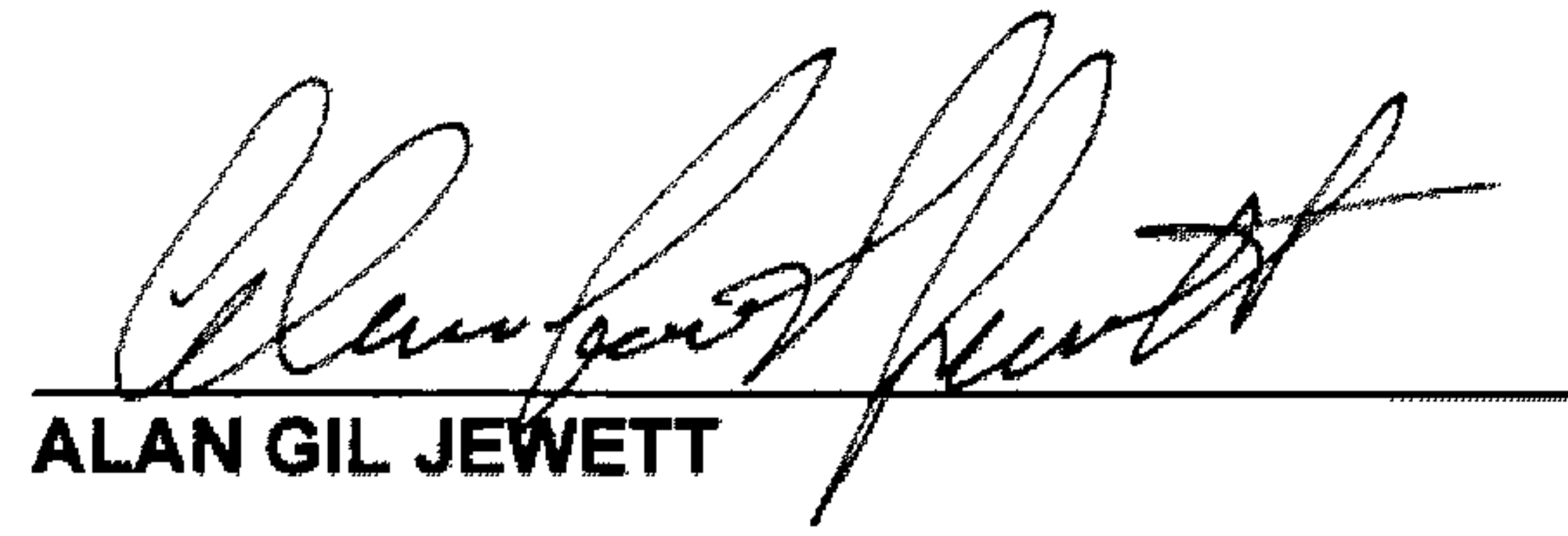
Bradenton FL 34205



Witness Printed Name: Holly M. Nikolich

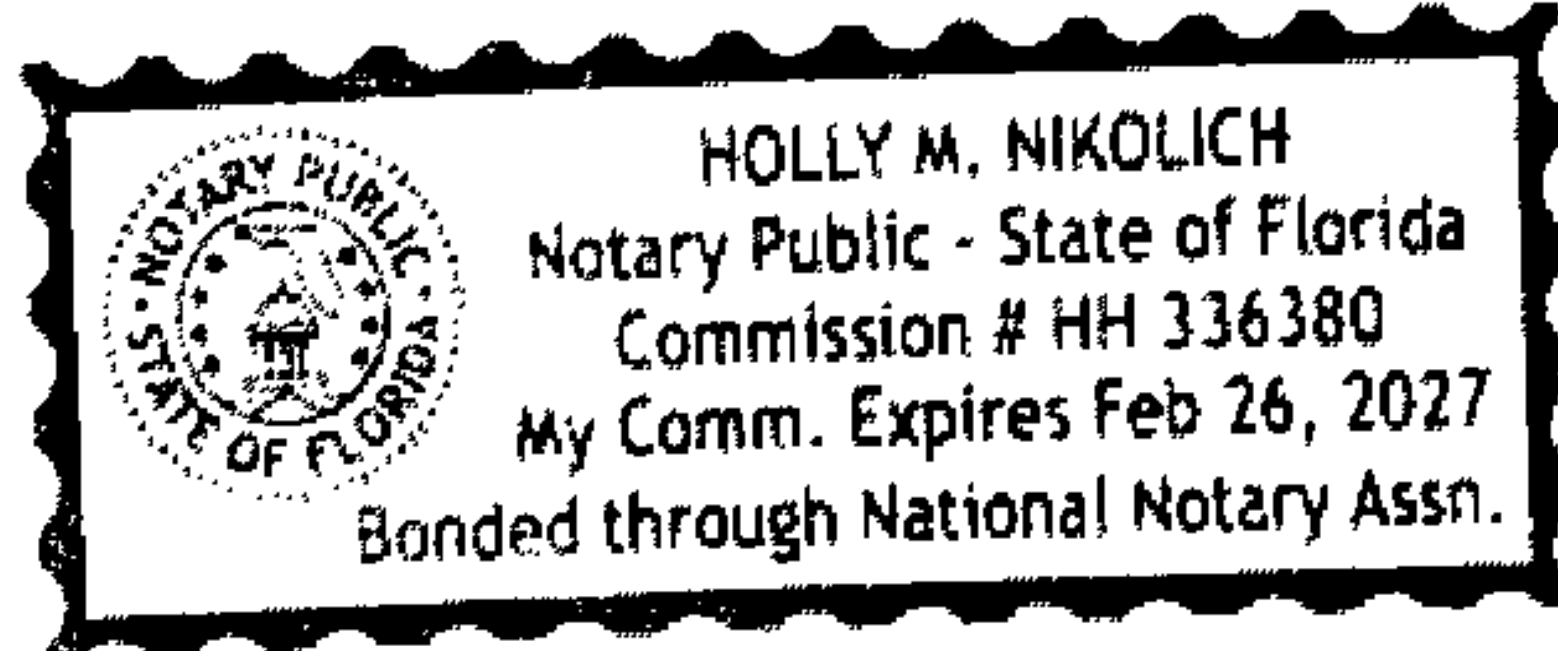
Address: 1330 Main St., 2nd Floor, Suite 6

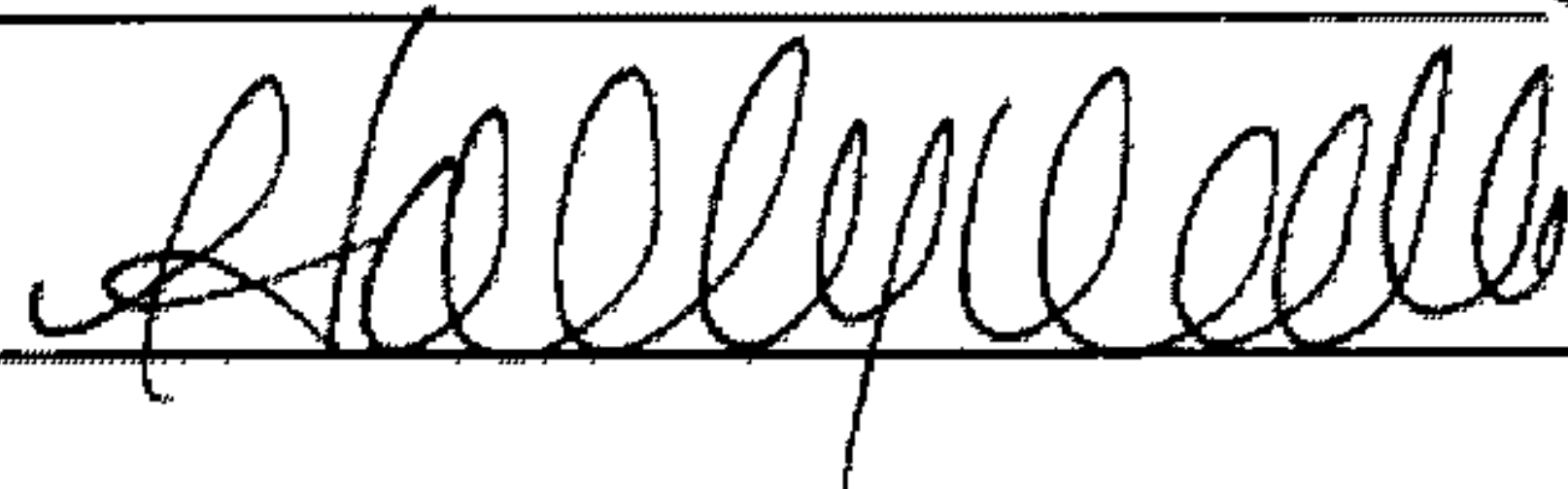
Sarasota, FL 34236


ALAN GIL JEWETT

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by ☒ physical presence, or ☐ online presence, this 24th day of July, 2026, by **ALAN GIL JEWETT, a single man**, who is ☒ personally known to me OR ☐ who produced _____ as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY HOLLY M. NIKOLICH OR THE FIRM OF PINNACLE LAW GROUP, PA, THE DESCRIPTION WAS DERIVED WITHOUT A SURVEY, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY AS TO THE ACCURACY OF SAID DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.