

8/13/2026 3:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532400

Prepared by and when recorded return to:

Joshua P. Perez, Esq.

BERLIN PATTEN EBLING, PLLC

201 Center Road, Suite 210

Venice, Florida 34285

Parcel ID No. 0460080006

Consideration: \$10.00

Doc Stamp-Deed: \$0.70

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

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 13th day of August, 2026, by **RODNEY K. ERNY and SUSAN ERNY husband and wife, as tenants by the entirety** (hereinafter referred to collectively as "**Grantors**"), whose address is 4431 Sintina Court, Venice, Florida 34293, hereby convey the property described herein to:

RODNEY K. ERNY and SUSAN ERNY, husband and wife (hereinafter the "**Grantees**"), for a joint life estate without any liability to the remaindermen for waste, and with full power and authority in said life tenants 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:

Grantors' son, **BRANDON J. ERNY, a married man**, whose address is 4828 East Patrick Lane, Phoenix, Arizona 85054; Grantors' daughter, **CAMERAN L. RICHARDSON, a married woman**, whose address is 13056 Overview Drive, Fishers, Indiana 46037; Grantors' daughter, **ALLISON M. ERNY, a single woman**, whose address is 7552 E. Co. Road 625 S, Walton, Indiana 46994; and Grantors' daughter, **NICHOLE M. SHANKS, a married woman**, whose address is 334 East Griffith Street, Galveston, Indiana 46932 as joint tenants with full right of survivorship.

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

LOT 50, VENETIA PHASE 3, A SUBDIVISION ACCORDING TO THE PLATE THEREOF RECORDED AT PLAT BOOK 43, PAGE 12, IN 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;

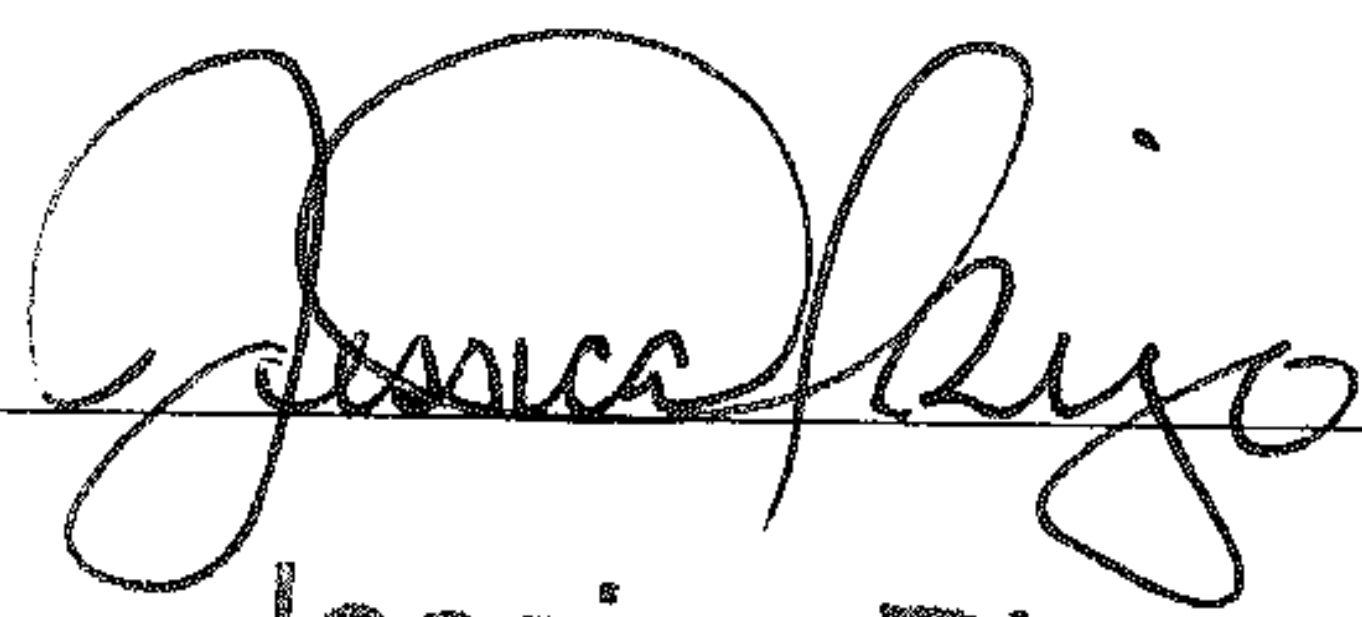
Subject to easements, restrictions, and reservations of record.

This deed was prepared without the benefit of a title examination.

**THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD
OF THE GRANTORS.**

IN WITNESS WHEREOF, the Grantors have executed this Enhanced Life Estate Deed on the 13th day of August, 2026.

Signed, Sealed, and Delivered in presence of:



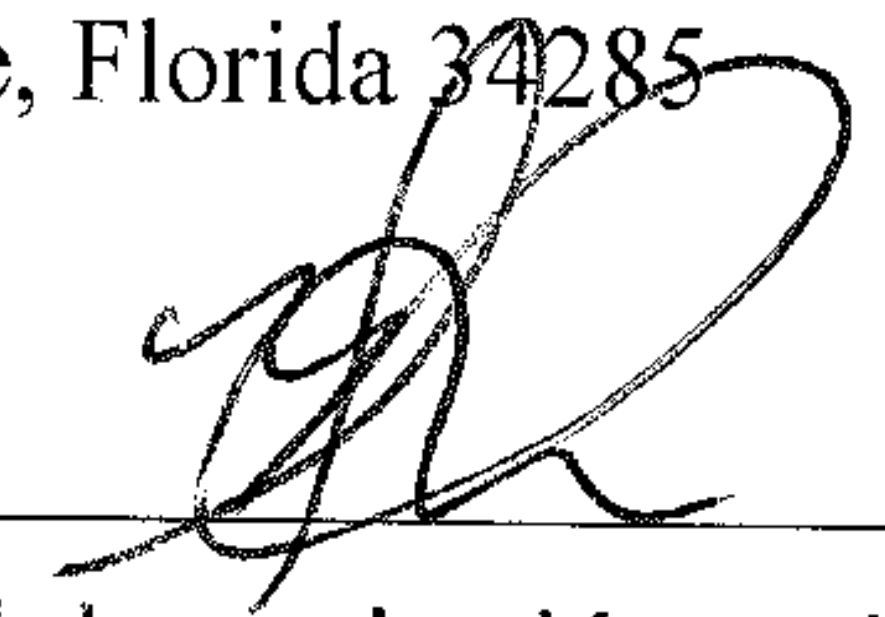
Jessica Rigo, *Witness*
c/o Berlin Patten Ebling
201 Center Road, Suite 210
Venice, Florida 34285



RODNEY K. ERNY *Grantor*



SUSAN ERNY, *Grantor*



Aleksandra Kaszuba, *Witness*
c/o Berlin Patten Ebling
201 Center Road, Suite 210
Venice, Florida 34285

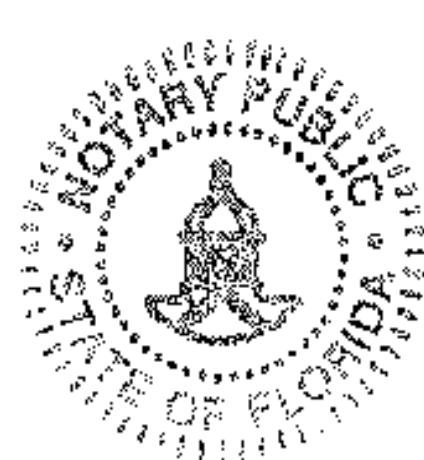
STATE OF FLORIDA

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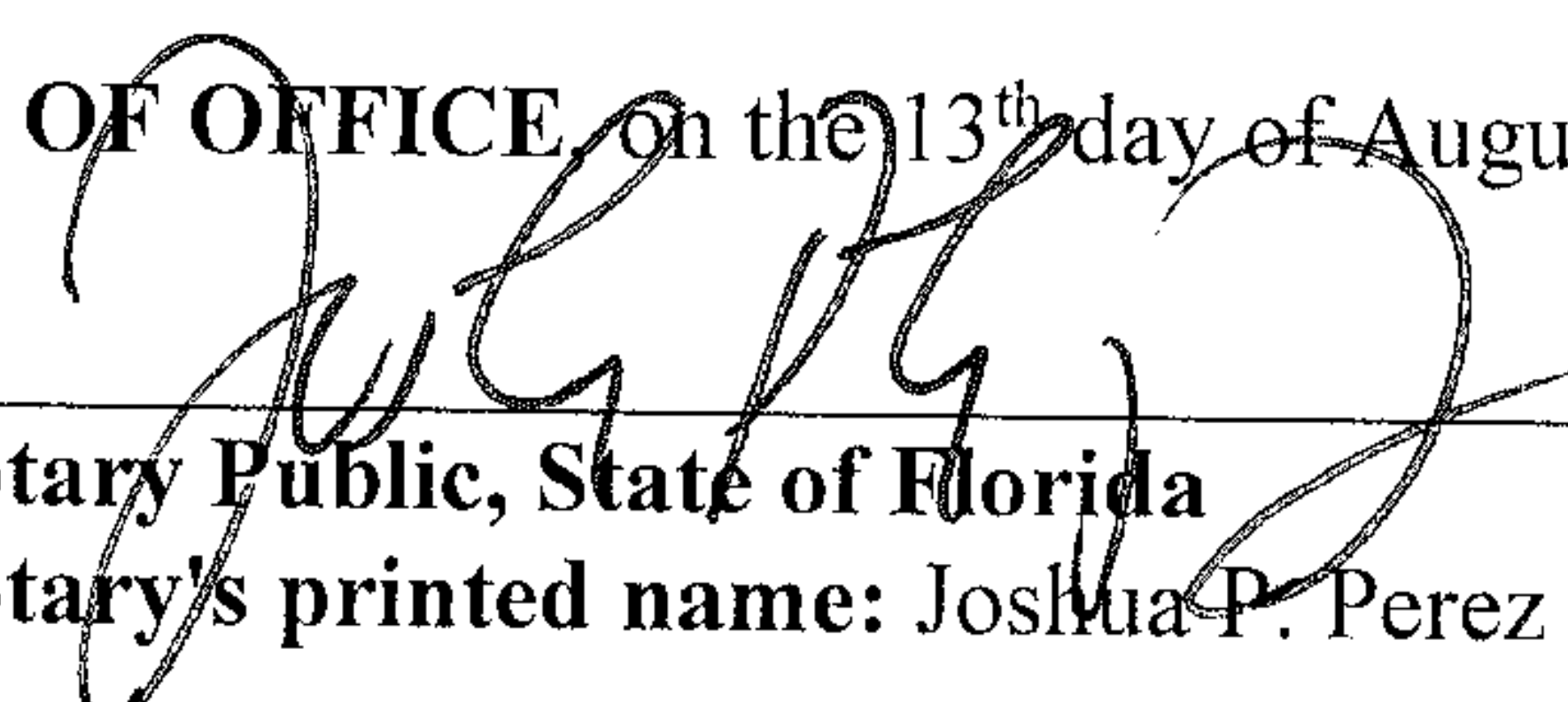
COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **RODNEY K. ERNY, Grantor**, who produced a driver's license issued by the State of FL 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, by means of physical presence by **SUSAN ERNY, Grantor**, who produced a driver's license issued by the State of FL that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom 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 13th day of August, 2026.



Joshua Phillip Perez
Comm.: HH 571240
Expires: Jul. 13, 2028
Notary Public - State of Florida



Notary Public, State of Florida
Notary's printed name: Joshua P. Perez