

8/14/2026 12:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532760

Doc Stamp-Deed: \$0.70

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2710
Attention: Jan W. Pitchford, Esq.

Consideration: \$1.00
Doc Stamps: \$0.70
Recording Fee: \$18.50

This Enhanced Life Estate Deed (a) does not presently effectuate a change/transfer in the legal or beneficial ownership of the real property described herein (b) is given without consideration and (c) is exempt from the imposition of documentary stamp tax pursuant to Sec. 201.02(1) (a), Florida Statutes, Rule 12B-4.014 (2) F.A.C., and Technical Assistance Advisement No. 20B4-004, October 16, 2020.

This Enhanced Life Estate Deed was prepared without the benefit of title examination.

ENHANCED LIFE ESTATE DEED

THIS DEED is made on this 13 day of August, 2026, by Joseph Albers, a single man ("Grantor") whose address is 937 47th Street, Sarasota, FL 34234, to convey upon the death of Grantor, to Anita J. Ochab, or if Anita J. Ochab shall predecease the Grantor, then to Taylor D. Ochab ("Grantee"), whose address is 937 47th Street, Sarasota, FL 34234.

For love and affection and \$1, the receipt of which is hereby acknowledged, Grantor transfers and conveys the following described property (the "Property") to the Grantee, effective on the death of the Grantor:

Lot 11, Block B, BROADWAY COURT OF INDIAN BEACH, according to the map or plat thereof as recorded in Plat Book 1, Page 161, of the Public Records of Sarasota County, Florida.

Property Address: 937 47th Street, Sarasota, FL 34234

Property Appraiser's Parcel I.D. #2001150056

Subject to easements, restrictions and reservations of record and the lien of taxes not yet due and payable.

Grantor reserves, for and during Grantor's lifetime, without liability for waste:

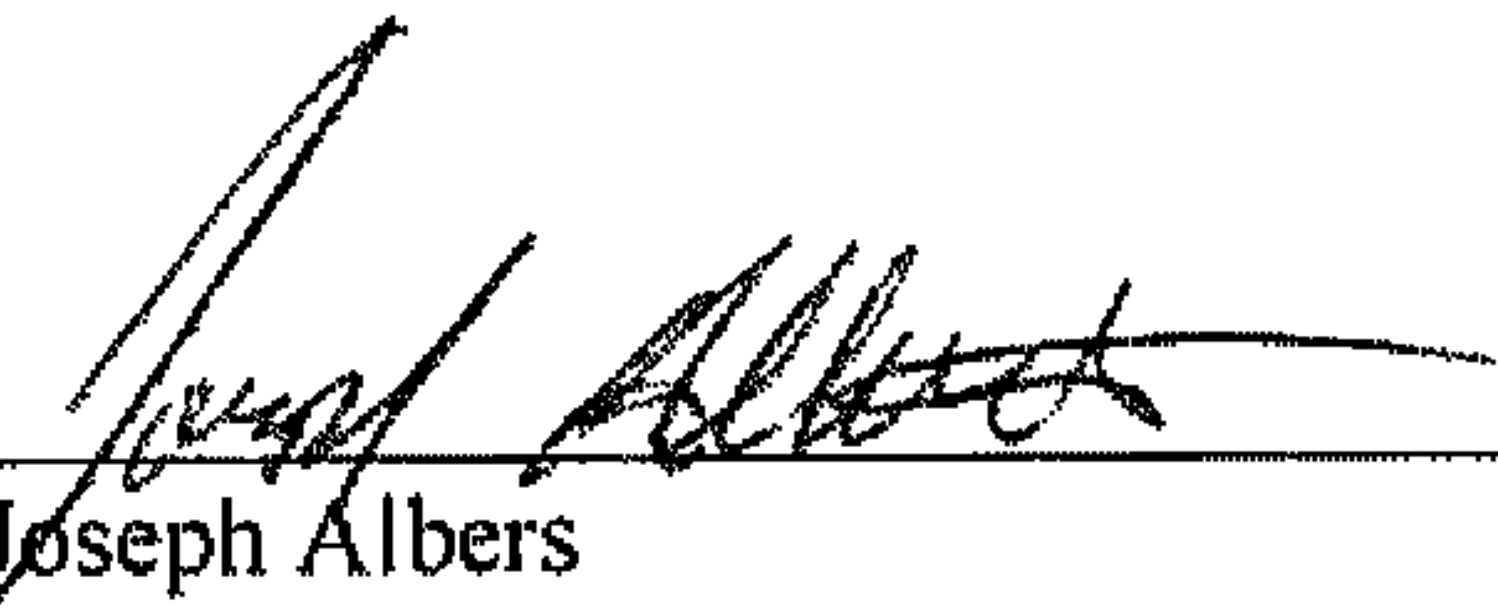
1. The exclusive possession and use of the Property and enjoyment of the rents and profits from the Property;
2. The unrestricted right to sell, lease, encumber by mortgage, pledge, lien, or otherwise, to manage and dispose, in whole or in part, or grant any interest in the Property, by gift, sale, or otherwise and without the joinder of the Grantee, as Grantor, in his sole and absolute discretion, shall decide; and
3. The unrestricted right to cancel this deed by further conveyance, even to Grantor, which may destroy any and all rights of the Grantee under this deed.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Executed this 13th day of August, 2026.

WITNESSES:

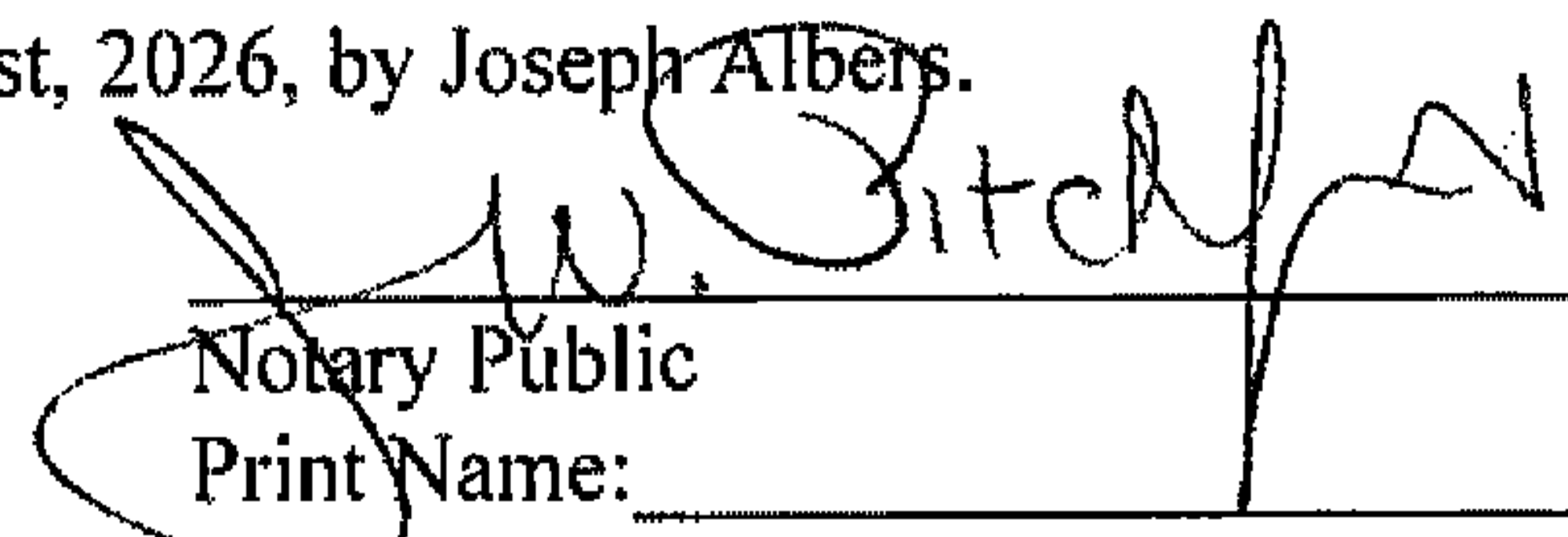

Print Name: JAN W. PITCHFORD
Address: 240 S. Pineapple Ave., Sarasota, FL 34236


Joseph Albers
Address: 937 47th Street
Sarasota, FL 34234


Print Name: Mary Ann Pichler
Address: 240 S. Pineapple Ave., Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 13th day of August, 2026, by Joseph Albers.


Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification FL Drivers

