

8/14/2026 2:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3532910

This Document Prepared Without Examination  
Or Opinion of Title by:

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Doc Stamp-Deed: \$0.70

## ENHANCED LIFE ESTATE DEED

This document is exempt from Florida Stamp and Transfer tax as there is no beneficial change in ownership and there is no vested remainderman.

**This Indenture** the **14<sup>th</sup>** day of **August 2026** by;

The GRANTOR(S), **Mark E. Freeman.** and **Doreen R. Freeman**, husband and wife:

Whose mailing address is, 2676 Arugula Drive, North Port, Florida 34289;

TO

The GRANTEE(S) **Maureen A. Kos** and **Mark E. Freeman, Jr.**, the remaindermen:

Whose mailing address are:

**Maureen A. Kos:**

126 Maple Ave., North Haven, CT 06473

**Mark E. Freeman, Jr.:**

4 Ridgebury Road, East Haddam, CT 06423

The Grantor(s), for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor(s) paid by Grantee, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, remise and convey to the Grantee(s), as individuals, subject to a retained life estate in Grantor(s) described further in the Reservation and Limitations to Conveyance and Warranty set forth below, the following described land, situate, lying and being **SARASOTA County, State of Florida**, viz:

Lot 5, Block 61, Cypress Falls, Phase 1A, according to the map or the plat thereof, as recorded in Plat Book 45, Page(s) 39,39A through 39O, of the Public Records of Sarasota County, Florida.

Assessor's Parcel Number: **1115030150**

MORE commonly known as: 2676 Arugula Drive, North Port, Florida 34289;

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

**RESERVATIONS AND LIMITATION TO CONVEYANCE AND WARRANTY:**

It is the intention of the Grantor(s) to create an Enhanced Life Estate reserving and preserving to the Grantor(s) a life estate for the term of his and/or her life(s) without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property, with or without consideration, without joinder of any remainderman.

The Grantor(s) also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.

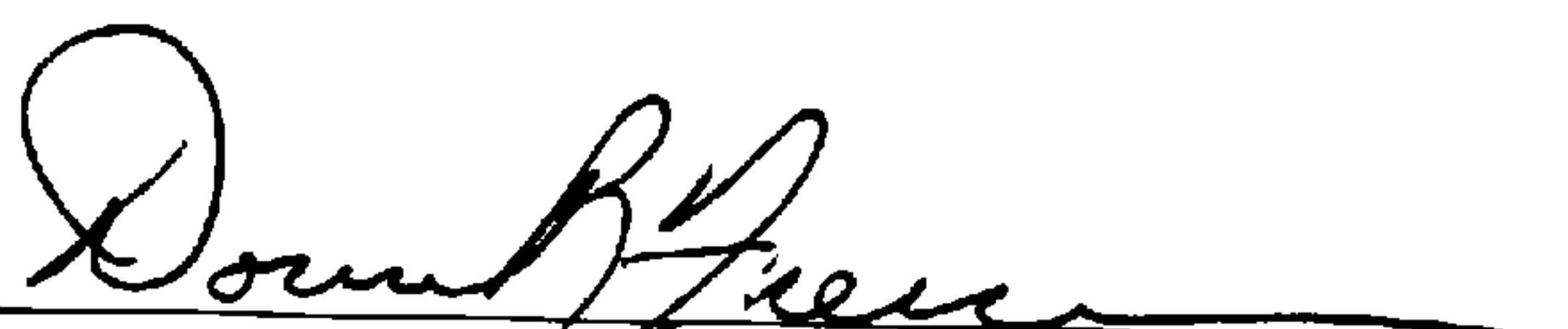
The remainder interest created in this deed shall not vest in the remaindermen until the death of the life tenant(s). Upon the death of the Life Tenant(s), the remainder, if any, will then be granted to **Maureen A. Kos** and **Mark E. Freeman, Jr.**, the remaindermen, as **tenants in common, in fee simple forever**.

**WARRANTY:** Grantor(s), binds Grantor(s) and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee(s) and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

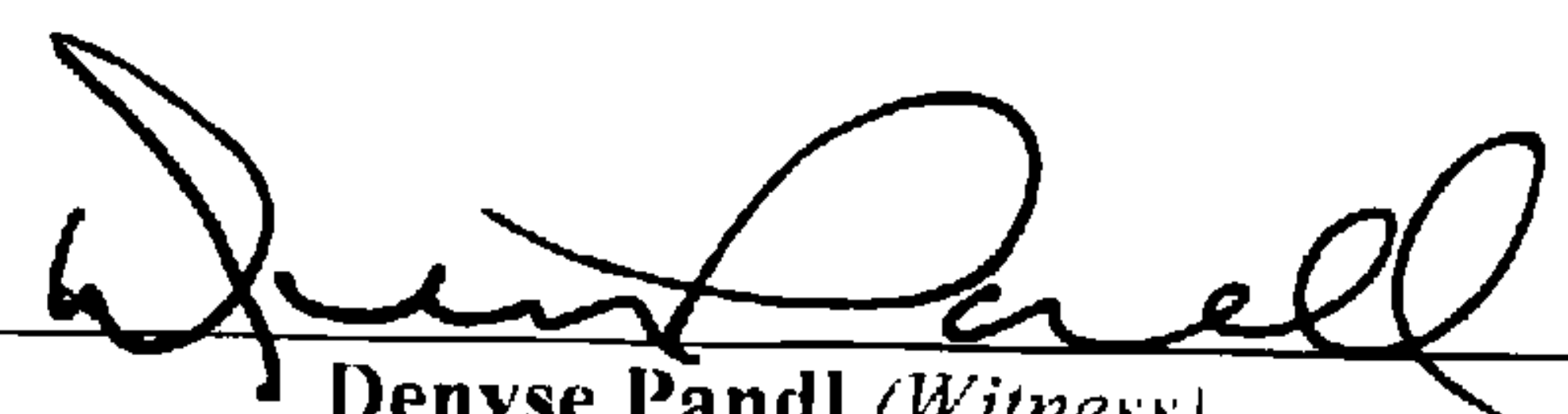
To have and to hold, the same in fee simple forever.

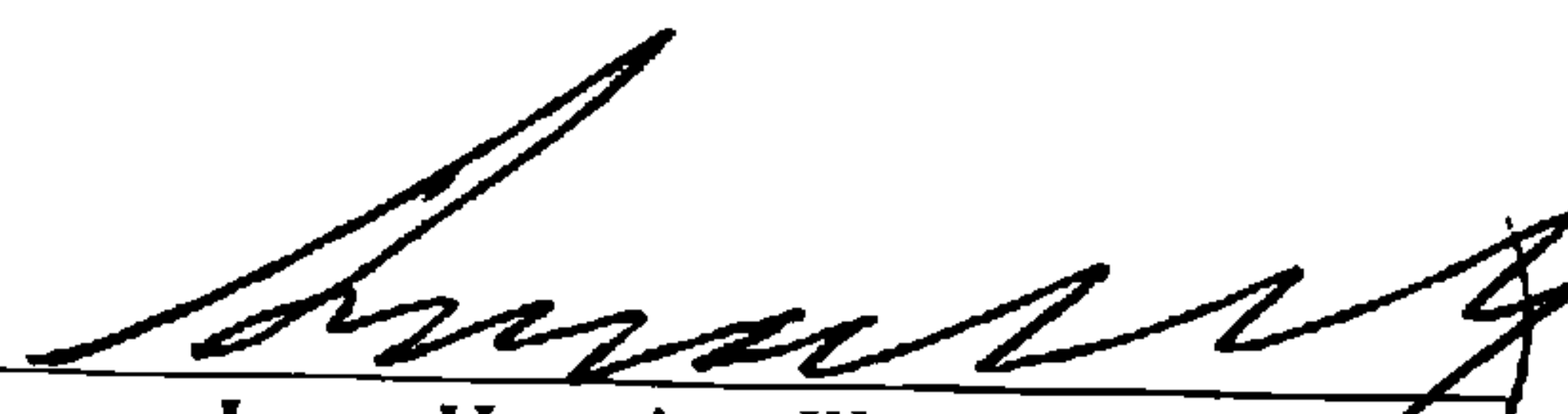
**IN WITNESS WHEREOF**, the said Grantor(s) have signed and sealed these presents the day and year first above written.

  
**Mark E. Freeman**

  
**Doreen R. Freeman**

Signed, sealed and delivered in the presence of:

  
**Denyse Pandl (Witness)**  
21254 Chattahoochee Ave  
Venice, Florida 34293

  
**Lynn Horwitz (Witness)**  
708 Bird Bay Dr. W.  
Venice, Florida 34285

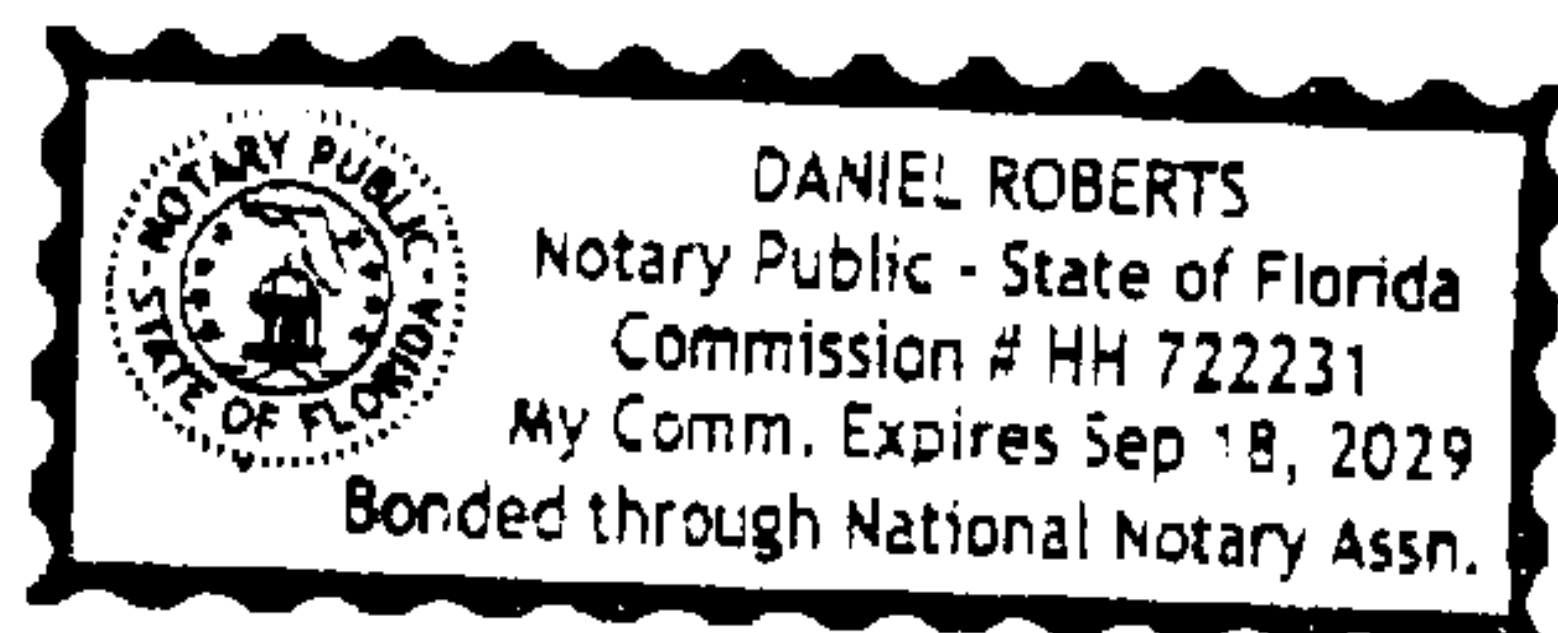
**STATE OF FLORIDA**

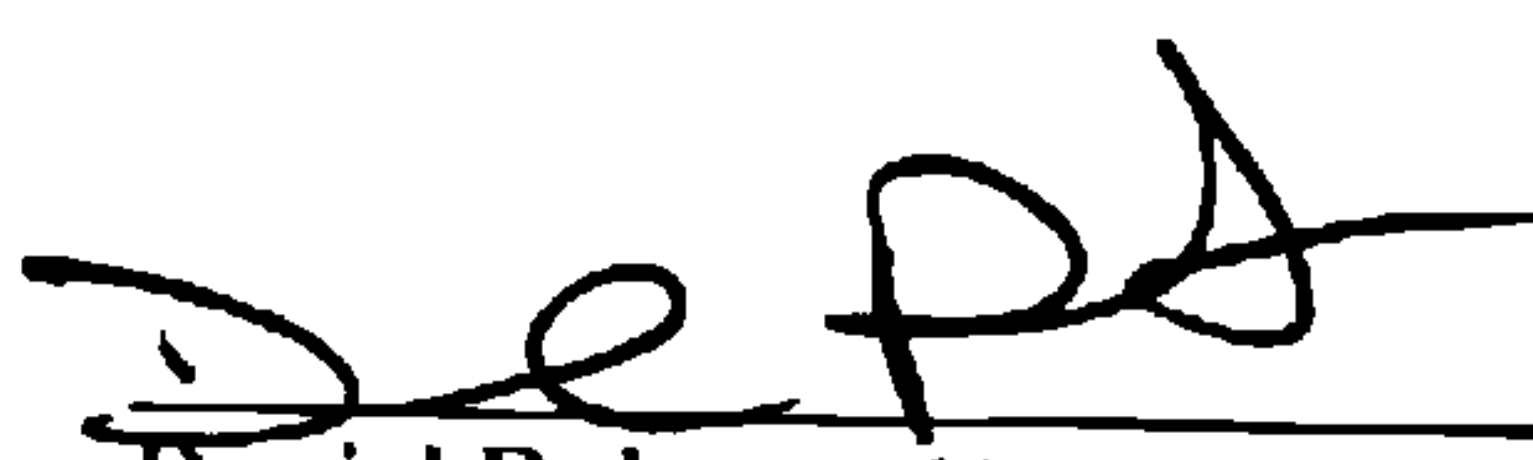
)  
) ss.

**COUNTY OF SARASOTA**

)

Acknowledged and subscribed before me, by means of physical presence, by the Grantor(s), **Mark E. Freeman**, who has produced a Florida driver's license, as identification and **Doreen R. Freeman**, who has produced a Florida driver's license, as identification, all on **August 14, 2026**.



  
**Daniel Roberts, Notary Public**