

Consideration: \$685,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

9/14/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544949

Doc Stamp-Deed: \$4,795.00

Property Appraiser's Parcel ID No.: 0381160007

(FOR INFORMATIONAL PURPOSES ONLY)

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 10th day of September, 2026, by **KRYSTIN M. SHARPE F/K/A KRYSTIN M. ORLANDO, AN UNREMARIED WIDOW** (hereinafter referred to collectively as "**Grantors**"), whose address is 1420 Mackintosh Blvd, Nokomis, FL 34275, hereby convey the property described herein to:

JANICE M. GERMAN AND JACOB C. GERMAN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY (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:

Grantee's son, James Michael German, a single man, whose address is 1420 Mackintosh Blvd. Nokomis FL 34275, and Grantee's son, Jacob Timothy German, a single man, whose address is 1420 Mackintosh Blvd. Nokomis FL 34275, as joint tenants with full right of survivorship.

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

LOT 1, IDLEBERG RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 49 AND 49A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

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

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd
Jacksonville FL 32217

Krystin M. Sharpe
Krystin M. Sharpe f/k/a Krystin M. Orlando

(2) Ronnie Jordan
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ St. Johns

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10th day of September, 2026, by Krystin M. Sharpe f/k/a Krystin M. Orlando, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

