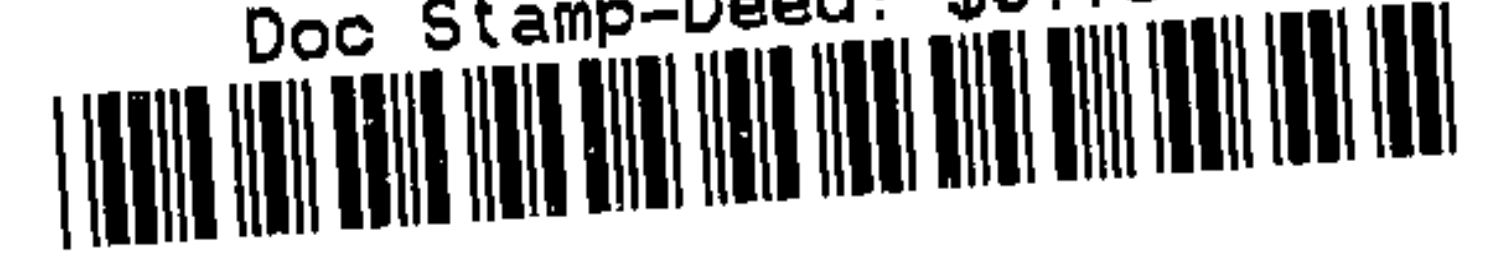


Recording Fee: \$18.50
Documentary Stamps: \$.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125577 2 PG(S)
September 15, 2026 02:08:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

✓ **PREPARED BY AND RETURN TO:**
SANDY ALAN LEVITT, ESQUIRE
2201 RINGLING BLVD., SUITE 203
SARASOTA, FLORIDA 34237
(Without Title Examination)

Doc Stamp-Deed: \$0.70



Tax Parcel ID No.: 0069060019

ENHANCED LIFE ESTATE DEED

THIS **ENHANCED LIFE ESTATE DEED** is made this 15th day of September, 2026, by **DANIEL A. NELSON, a single man**, GRANTOR, whose mailing address is 4549 Gallup Avenue, Sarasota, Florida 34233, to **DANIEL A. NELSON, for a Life Estate**, with full power and authority in said 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 remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and without any liability for waste, and upon the death of GRANTOR, the remainder, if any to **DARRYL NELSON and SUZANNE GONGAWARE, as tenants in common**, as GRANTEES, whose mailing address is 4549 Gallup Avenue, Sarasota, Florida 34233.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, that said GRANTOR, for and in consideration of love, affection and other good and valuable consideration, does hereby remise, release, transfer, and forever convey to GRANTEES the following described land located in Sarasota County, Florida to wit:

LOT 19, BLOCK A, SARASOTA HIGHLANDS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 79, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SUBJECT to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

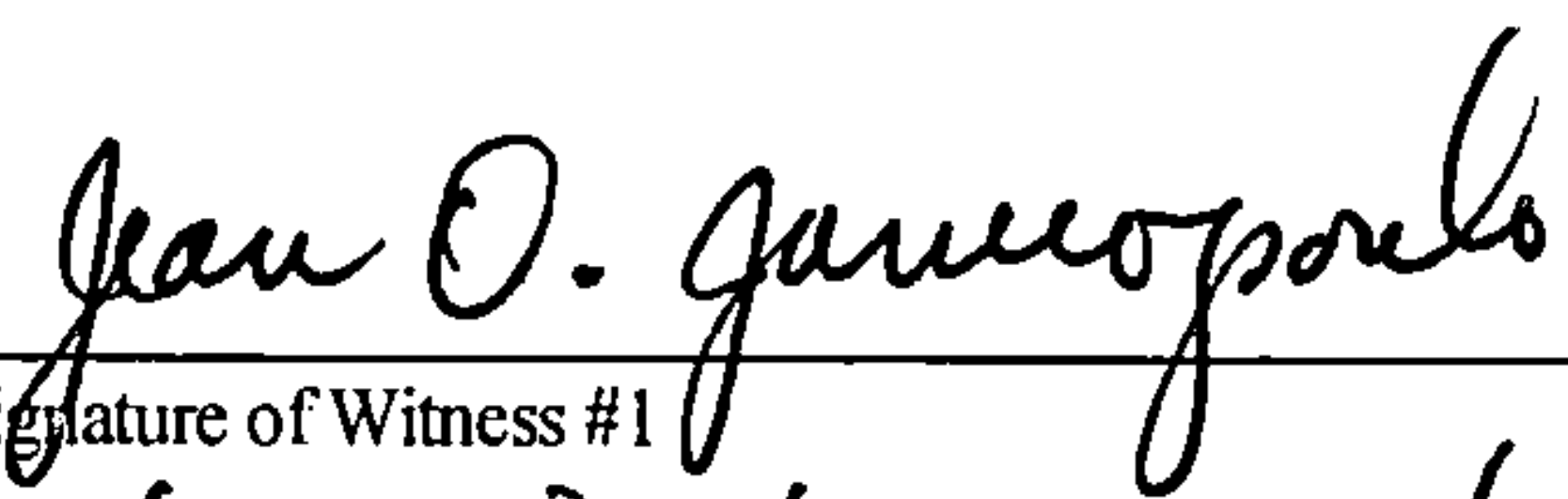
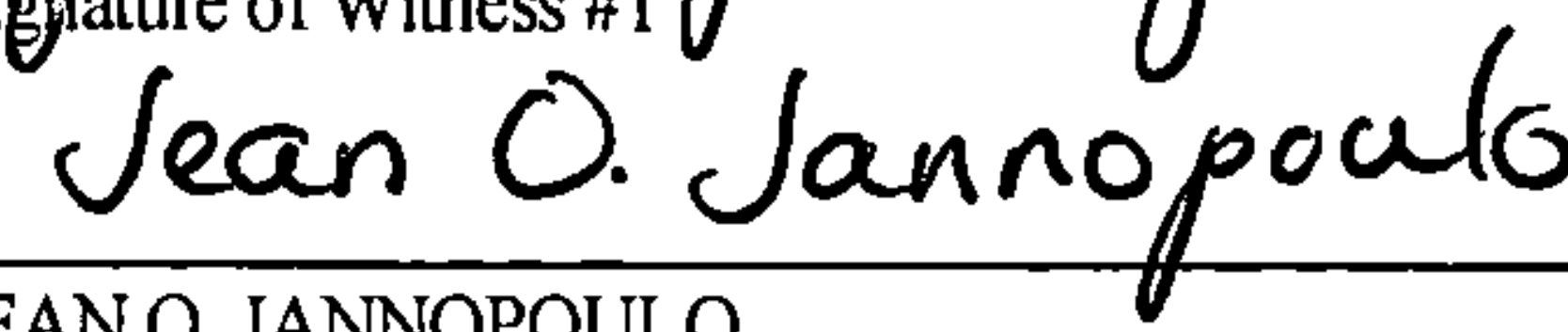
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

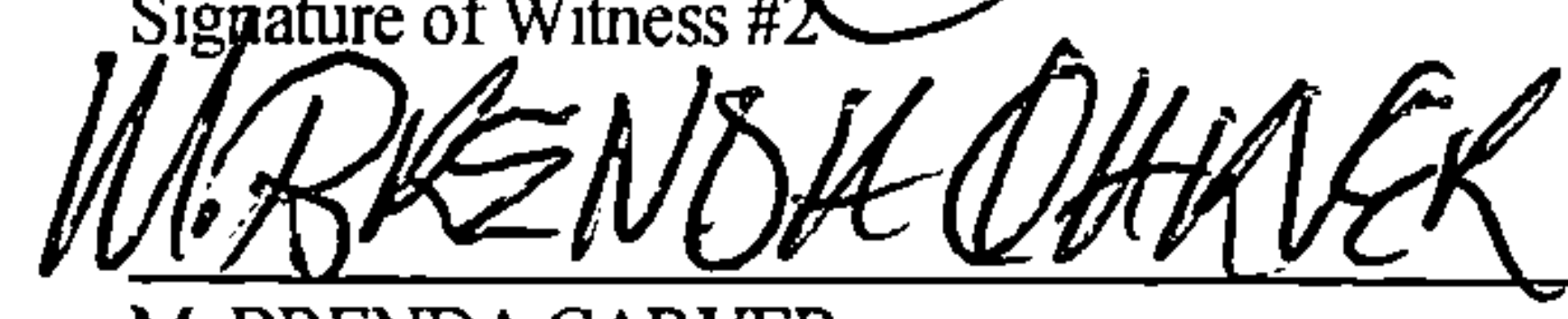
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEES that GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

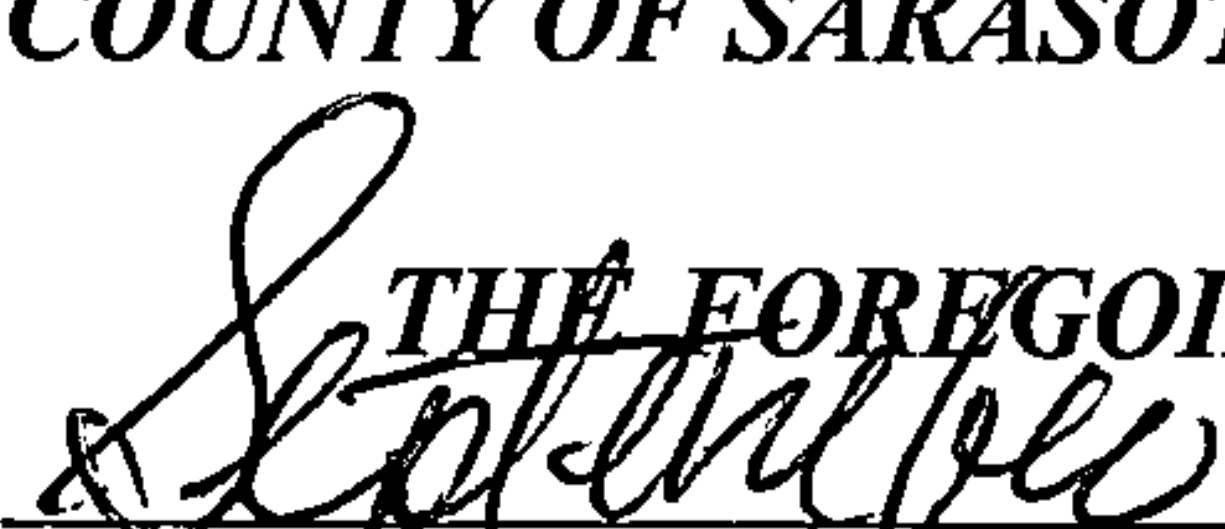

Signature of Witness #1

JEAN O. JANNOPOULO
602 Oak Bay Drive
Osprey, Florida 34229


Signature of Witness #2

M. BRENDA CARVER
2201 Ringling Blvd. Suite 203
Sarasota, Florida 34237


DANIEL A. NELSON

STATE OF FLORIDA

COUNTY OF SARASOTA

 **THE FOREGOING INSTRUMENT** was acknowledged before me this 15th day of September, 2026, by **DANIEL A. NELSON**, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced a Florida Driver License as identification and did not take an oath.


NOTARY PUBLIC
My Commission Expires:



MARY BRENDA CARVER
Commission # HH 335080
Expires December 6, 2026