

9/17/2026 10:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546125

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 Stamp: \$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 16th day of September, 2026, by Peter Gerard Friedenfeld, a single person ("Grantor"), whose address is 7165 Hawkins Road, Sarasota, FL 34241, to convey upon the death of Grantor to the then acting Trustee of the Peter G. Friedenfeld Revocable Trust dated December 2, 2021, as amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statutes §689.073 (the "Grantee"), whose address is 7165 Hawkins Road, Sarasota, FL 34241 (provided, however, that the Grantee is in existence as of the Grantor's death).

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:

Plot No. 63. LAKEWOOD TRACT "C"-UNIT 1, as per plat thereof recorded
in Plat Book 8, Page 37, of the Public Records of Sarasota County, Florida.

Property Address: 7165 Hawkins Road, Sarasota, FL 34241

Property Appraiser's Parcel I.D. #0283-14-0005

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.

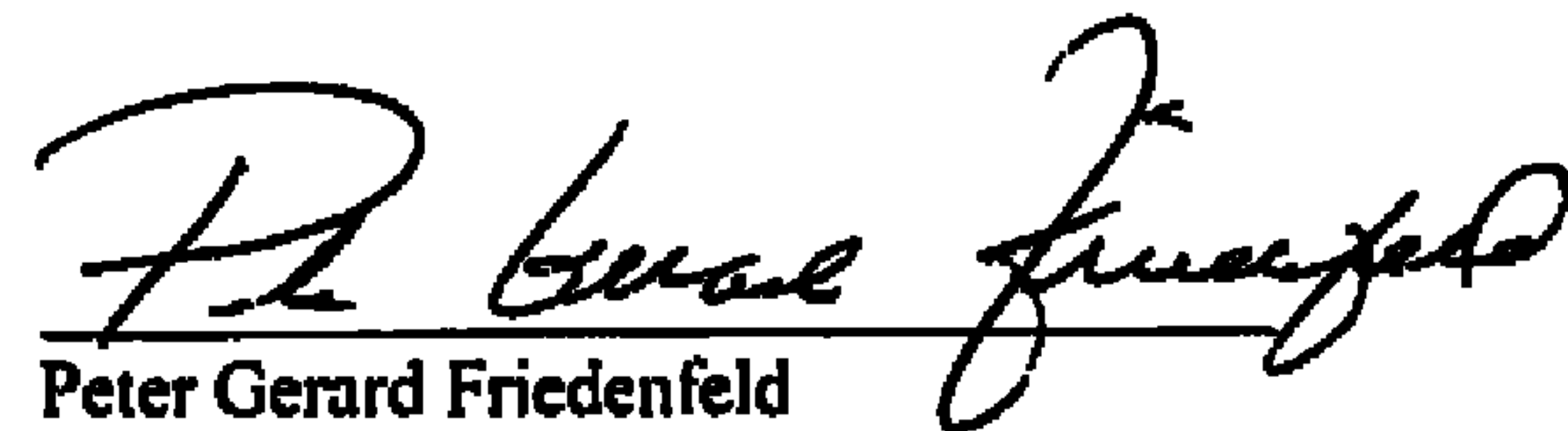
Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Executed this 16th day of September, 2026.

WITNESSES:

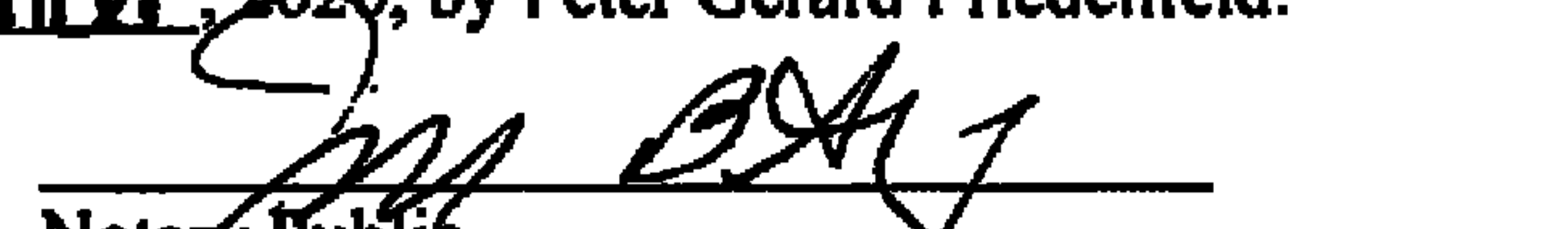

Print Name: Jeanine Codi-Dirienzo
Address: 240 S. Pineapple Ave., Sarasota, FL 34236


Print Name: Kristen Bauer
Address: 240 S. Pineapple Ave., Sarasota, FL 34236


Peter Gerard Friedenfeld
Address: 7165 Hawkins Road
Sarasota, FL 34241

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 16th day of September, 2026, by Peter Gerard Friedenfeld.


Notary Public
Print Name: Jeanine B. Schultz
My Commission Expires: 4-17-2028

Personally Known ____ (OR) Produced Identification ✓
Type of Identification Produced FL DL

