

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
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Telephone (941) 426-1193
Recording Fee \$ 18.50
Doc. Stamp Tax \$.70
File No. 260405

9/17/2026 2:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3546317

Doc Stamp-Deed: \$0.70

FLORIDA ENHANCED LIFE ESTATE DEED
(Reserving Life Estate)

THIS INDENTURE, made on this 17 day of September 2026, between **Katharina Spildener**, an unmarried woman, Grantor, whose post office address is 2471 Palomar St, North Port FL, 34287, and **Bettina Montgomery**, a married woman, Grantee, whose post office address is 2471 Palomar St, North Port FL, 34287.

WITNESSETH, That said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, hereby quitclaims and releases to Grantees, and Grantees' heirs and assigns forever, any and all interests the Grantor has in the following described land, situate, lying, and being in **Sarasota County, Florida**, more particularly described as follows:

Lot 29, Block 292, 1st Addition to PORT CHARLOTTE SUBDIVISION, A Subdivision according to the plat thereof, as recorded in Plat Book 11, Page 29, 29A-29J, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0989029229

Subject to restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

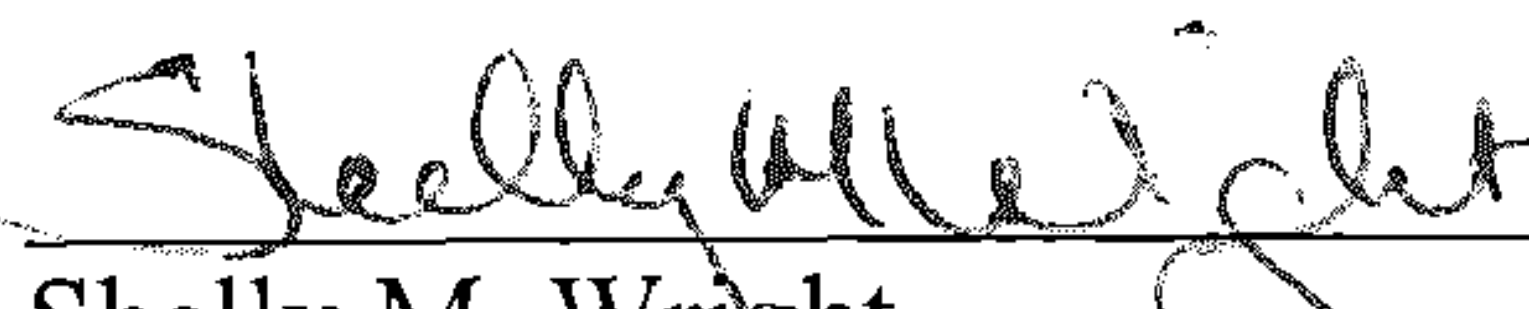
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

THIS conveyance is subject to the Grantor's reservation of a LIFE ESTATE to Grantor, as an unmarried woman, for her lifetime, coupled with an unrestricted power in the Grantor to convey during the Grantor's lifetime which includes the power to sell, gift, mortgage, lease, and otherwise dispose of the property, and to retain the proceeds from the conveyance. It is the intention of the Grantor to create an Enhanced Life Estate reserving and preserving to the Grantor a life estate for the term of the Grantor's life 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. The Grantor also reserves the right to cancel this conveyance and re-convey the property described, or otherwise manage and dispose of the property described during her lifetime, in whole or in part, in fee simple or otherwise, with or without consideration, without joinder of Grantees or any other persons, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the Grantees or any other person. Upon the death of the Life Tenant/Grantor, the remainder, if any, will then belong to the Grantees in fee simple.

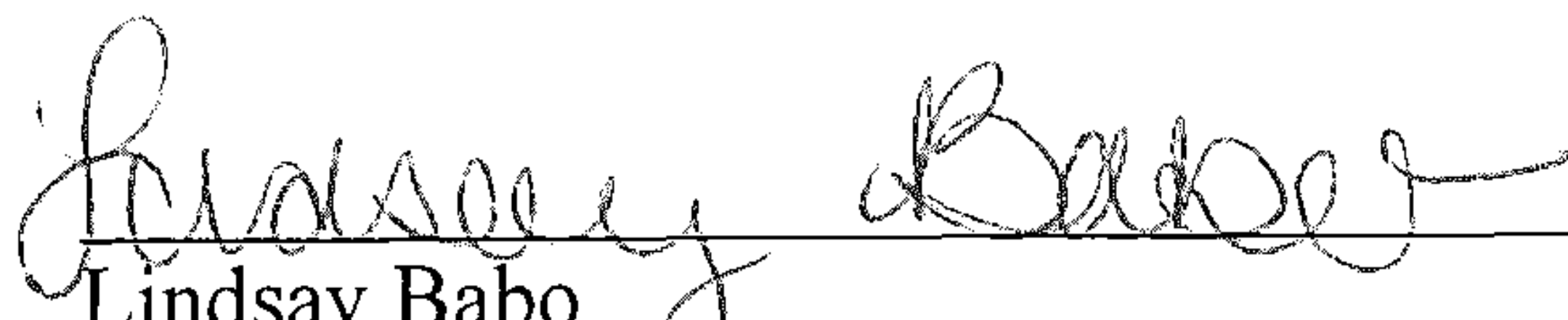
No warranties, including without limitation warranties as to right of possession, quality of title, absence of encumbrances, or right to convey are given by the Grantor executing this instrument.

IN WITNESS WHEREOF, Grantor has signed this instrument as set forth below.

SIGNED, SEALED, AND DELIVERED
IN OUR PRESENCE:


Shelly M. Wright
13801-D Tamiami Trail
North Port, FL 34287

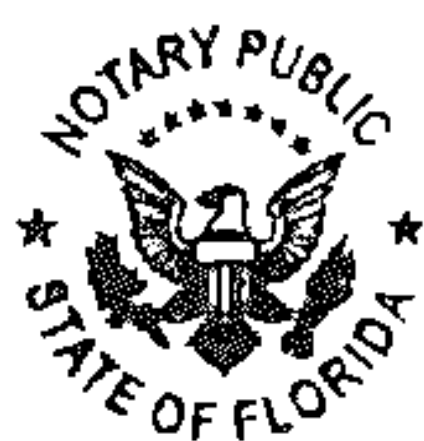
Sign 
Katharina Spildener
2471 Palomar St
North Port FL, 34287


Lindsay Babo
13801-D Tamiami Trail
North Port, FL 34287

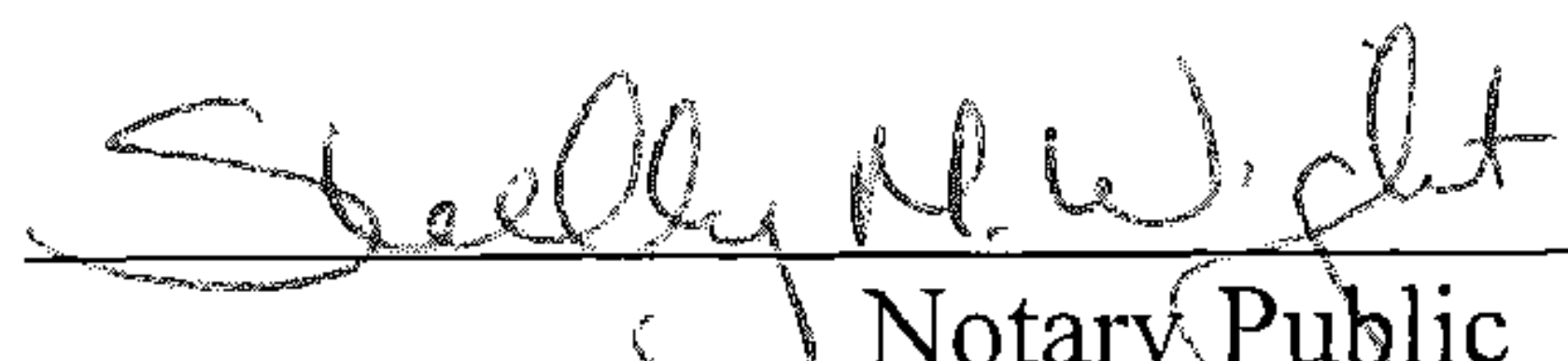
STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 17 day of September 2026, by **Katharina Spildener**, who

- ☐ are personally known to me, or
☒ have produced FL Drivers License as identification.



SHELLY M. WRIGHT
Commission # HH 402717
Expires September 24, 2027


Notary Public