

9/22/2026 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547594

This instrument prepared by
and after recording return to:

Dana Laganella Gerling, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0547010430

Property Appraiser's Parcel
Identification Number(s)

ENHANCED LIFE ESTATE DEED

The GRANTORS, DANIEL CLAYTON HERBAUGH A/K/A DANIEL CLAY HERBAUGH and YUANYUAN LINDA GE, a married couple, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, DANIEL CLAYTON HERBAUGH and YUANYUAN LINDA GE, a married couple, whose mailing address is 3582 Recurve Circle, Sarasota, FL 34240, a life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds derived therefrom, and upon the death of the surviving life tenant, the remainder, if any, to the Trustee of the OMNIVISTA HORIZON TRUST DATED JANUARY 10, 2024, whose mailing address is 3582 Recurve Circle, Sarasota, FL, 34240, all of the Grantors' right, title and interest in and to certain property located in Sarasota County, Florida (the "Property"), but subject to the reservation of the Grantors rights enumerated below. The Property is more particularly described as follows:

Lot 43, INDIAN LAKES, a subdivision, according to the map or plat thereof, as recorded in Plat Book 49, Page 49, of the Public Records of SARASOTA COUNTY, FLORIDA.

THE PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

The Grantors reserve to themselves, as Life Tenants, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserve to themselves the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenants in their sole discretion decide; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to themselves or to anyone else.

The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

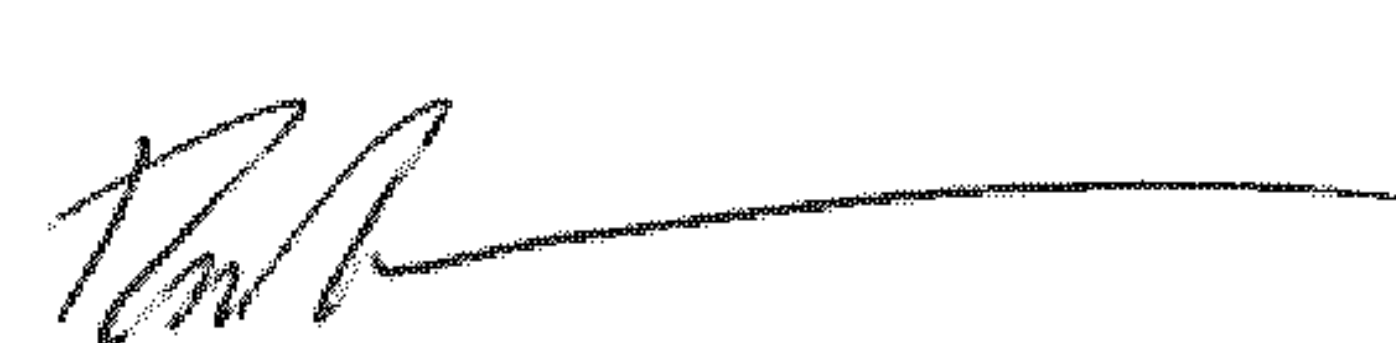
Preparer has conducted no title search and makes no representations regarding the status of the title of this property.

Signed on September 21, 2026.

SIGNED IN THE PHYSICAL PRESENCE OF:


Witness Name: Andrea Linares Escajadillo
6148 State Road 70 E.
Bradenton, FL 34203


Witness Name: Jada Sinphay
6148 State Road 70 E.
Bradenton, FL 34203


DANIEL CLAYTON HERBAUGH
A/K/A DANIEL CLAY HERBAUGH
3582 RECURVE CIRCLE
SARASOTA, FL 34240

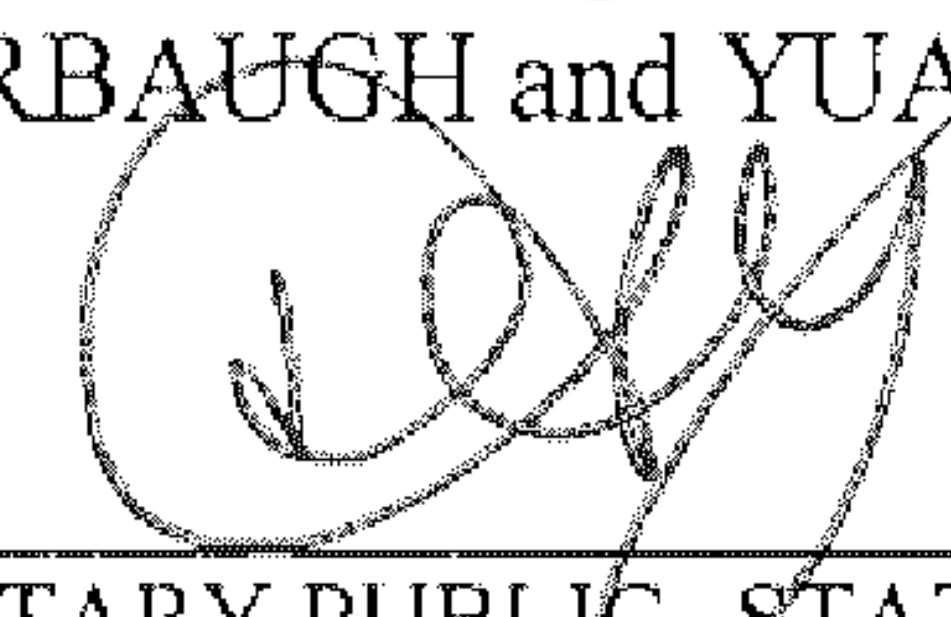

YUANYUAN LINDA GE
3582 RECURVE CIRCLE
SARASOTA, FL 34240

Two witnesses as to
DANIEL CLAYTON HERBAUGH A/K/A DANIEL CLAY HERBAUGH AND YUANYUAN LINDA GE

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on September 21, 2026, by DANIEL CLAYTON HERBAUGH A/K/A DANIEL CLAY HERBAUGH and YUANYUAN LINDA GE.

PERSONALLY KNOWN _____
PRODUCED IDENTIFICATION D/L _____
TYPE OF IDENTIFICATION FL D/L _____
☒ PHYSICAL APPEARANCE OR ☐ ONLINE
NOTARIZATION


NOTARY PUBLIC--STATE OF FLORIDA
PRINT NOTARY NAME: _____
MY COMMISSION NUMBER IS: _____
MY COMMISSION EXPIRES: _____

