

Prepared by and when recorded return to:

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1872 S. Tamiami Trail, Suite D  
Venice, Florida 34293

Property Appraiser's Parcel Identification  
No. 0466050067

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026129064 2 PG(S)**

**9/23/2026 1:52 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3548325

**Doc Stamp-Deed: \$0.70**

(Space above this line reserved for recording office use only)

**WARRANTY DEED RESERVING ENHANCED LIFE ESTATE**

**THIS INDENTURE** is made on September 23, 2026, between:

Grantors: STEVEN W. FREEDMAN and THERESA E. FREEDMAN,  
husband and wife

Address: 24156 Gallberry Dr., Venice, Florida 34293

and

Life Tenants: STEVEN W. FREEDMAN and THERESA E. FREEDMAN,  
husband and wife

Address: 24156 Gallberry Dr., Venice, Florida 34293

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remainderman named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the last to die of the Life Tenants, title shall immediately vest in:

Grantee: JUSTIN FREEDMAN, a married man

Address: 14 Mount Freedom Ave. Randolph, NJ 07869

**WITNESSETH**, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantee, subject to the life estate reserved to the Life Tenants, the following described property:

**Lot No. 67 of SARASOTA NATIONAL, PHASE 4, according to the plat thereof as recorded in Plat Book 50, Page 28, of the Public Records of Sarasota County, Florida.**

This deed was prepared without the benefit of title examination or opinion.

**TO HAVE AND TO HOLD**, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

