

9/23/2026 2:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548354

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:
Matthew B. Pryor, Esq.
BERLIN PATTEN EBLING, PLLC
525 1st Avenue North
Saint Petersburg, Florida 33701

Parcel ID No. 0134010035

Consideration: \$10.00

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

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 23rd day of September, 2026, by **KATHERINE J. WINGERT, an unmarried woman** (hereinafter referred to as "**Grantor**"), whose address is 5278 Far Oak Circle, Sarasota, Florida 34238, hereby conveys the property described herein to:

KATHERINE J. WINGERT (hereinafter the "**Grantee**"), for a life estate without any liability to the remaindermen for waste, and 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 the joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder, if any, to

Grantor's daughter, **MICHELLE A. KING, an unmarried woman**, whose address is 5278 Far Oak Circle, Sarasota, Florida 34238.

The following described land situate, lying and being in **Sarasota County**, Florida, to wit:

Lot 109, Parcel "A-2" at Turtle Rock, according to the map or plat thereof, as recorded in Plat Book 37, Pages 10, 10A through 10C, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the improvements, tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

Subject to easements, restrictions, and reservations of record.

This deed was prepared without the benefit of a title examination.

THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has executed this Enhanced Life Estate Deed on the 23rd day of September, 2026.

Signed, Sealed and Delivered in presence of:

Matthew Pryor
MATTHEW PRYOR *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota Florida 34239

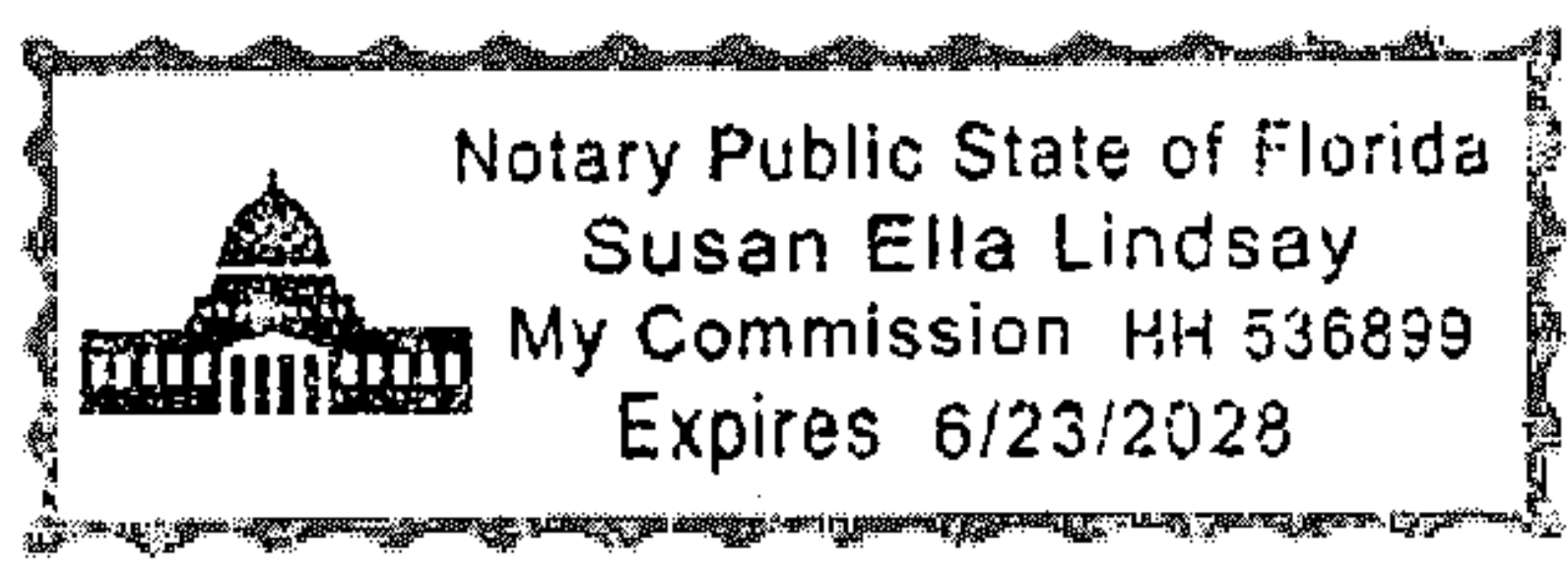
Katherine J. Wingert
KATHERINE J. WINGERT, *Grantor*

Victoria Madonna
Victoria Madonna *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota Florida 34239

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **KATHERINE J. WINGERT, Grantor**, who produced a driver's license issued by State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, who signed such instrument in the presence of Matthew Pryor, a witness who is personally known to me, and of Victoria Madonna, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 23rd day of September, 2026.



Susan Ella Lindsay
Notary Public, State of Florida
Notary's printed name: Susan Ella Lindsay

Parcel ID No. 0134010035