

9/23/2026 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548557

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 Stamps: \$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 22 day of September, 2026, by Steven P. Kleinglass and Nessa Kleinglass, husband and wife (collectively, "Grantors"), whose address is 114 Lerida Court, North Venice, FL 34275, to convey, upon the death of the survivor of the Grantors (the "Surviving Grantor"), (i) if Steven P. Kleinglass is the Surviving Grantor, to the then acting Trustee of the Steven P. Kleinglass Revocable Trust dated June 8, 2004, as amended, or (ii) if Nessa Kleinglass is the Surviving Grantor, to the then acting Trustee of the Nessa Kleinglass Revocable Trust dated June 8, 2004, as amended, as applicable (the "Grantee"), whose address is 114 Lerida Court, North Venice, FL 34275, 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.

For love and affection and \$1, the receipt of which is hereby acknowledged, Grantors transfer and convey the following described property (the "Property") to the Grantee, effective on the death of the Surviving Grantor (provided, however, that the applicable trust is in existence as of the death of the Surviving Grantor):

Lot 62 of VENETIAN GOLF AND RIVER CLUB, PHASE 4C, according to the
Plat thereof as recorded in Plat Book 45, Page 25, of the Public Records of
Sarasota County, Florida.

Property Address: 114 Lerida Court, North Venice, FL 34275

Property Appraiser's Parcel I.D. #03730620

Subject to easements, restrictions and reservations of record and the lien of taxes not yet due and payable.

The Grantors acknowledge that the Property is subject to an existing mortgage and related loan obligations. This Deed is subject to and does not release, modify, impair, or otherwise affect any such mortgage, loan, or other obligation.

The Property constitutes the homestead of the Grantors. The Grantors reserve the right to reside on and occupy the Property during their lifetimes and the lifetime of the Surviving Grantor. The Grantors, or the Surviving Grantor, as applicable, shall be entitled to claim any available homestead tax exemption for the Property, and, for purposes of that exemption, their interest in the Property shall be deemed a beneficial interest and possessory right in real property and not an interest in personal property, so as to comply with Section 196.041 of the Florida Statutes. This provision

does not restrict the applicable Trustee from selling, leasing, or encumbering the Property without the joinder of the Grantors or the Surviving Grantor, as applicable, in any deed or other instrument.

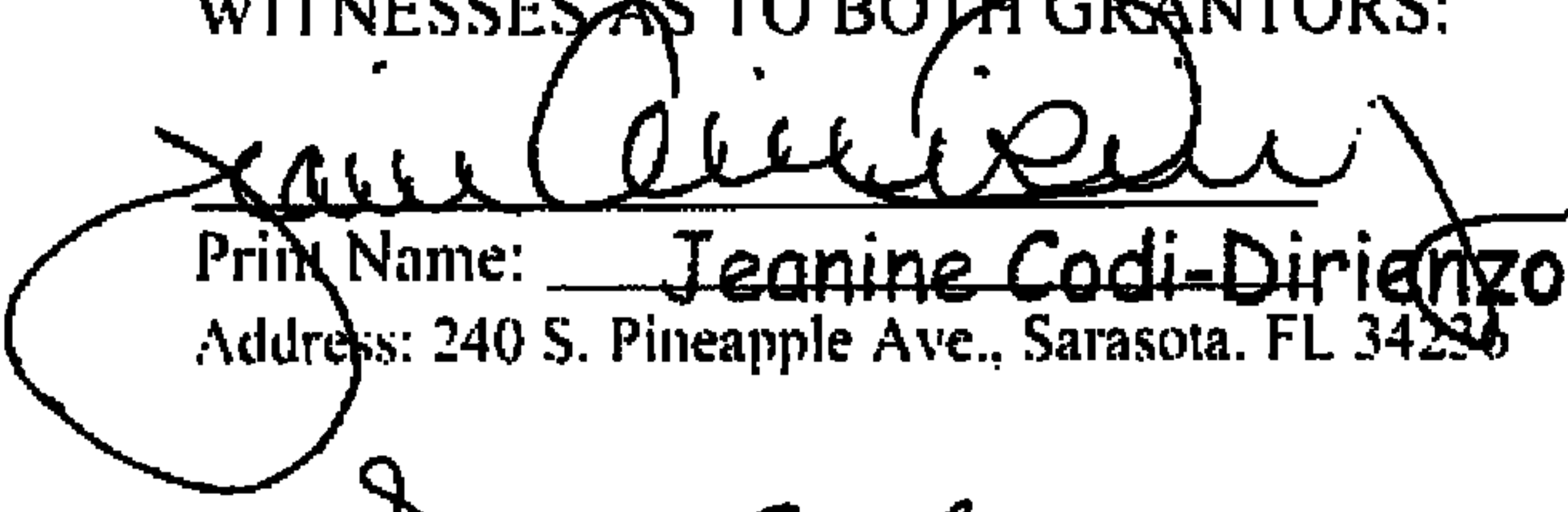
Grantors reserve, for and during the Grantors' lifetimes, without liability for waste:

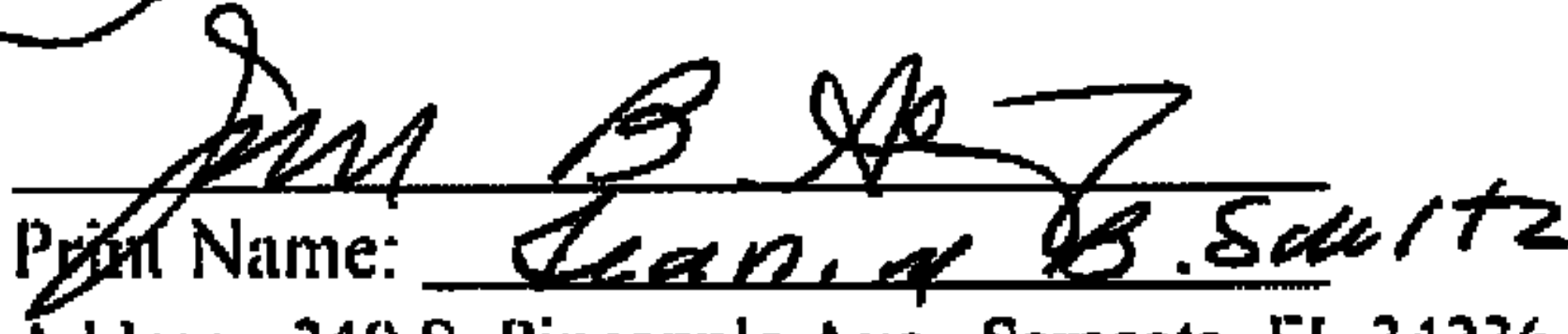
1. The exclusive possession and use of the Property and enjoyment of the rents and profits from the Property;
2. The unrestricted right to sell, lease, encumber by mortgage, pledge, lien, or otherwise, to manage and dispose, in whole or in part, or grant any interest in the Property, by gift, sale, or otherwise and without the joinder of the Grantee, as Grantors, in their sole and absolute discretion, shall decide; and
3. The unrestricted right to cancel this deed by further conveyance, even to either Grantor, which may destroy any and all rights of the Grantee under this deed.

Grantors hereby covenant with Grantee that the Property is free of all encumbrances made by Grantors, except for any mortgage, loan, or other encumbrance of record affecting the Property, and that Grantors do hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise.

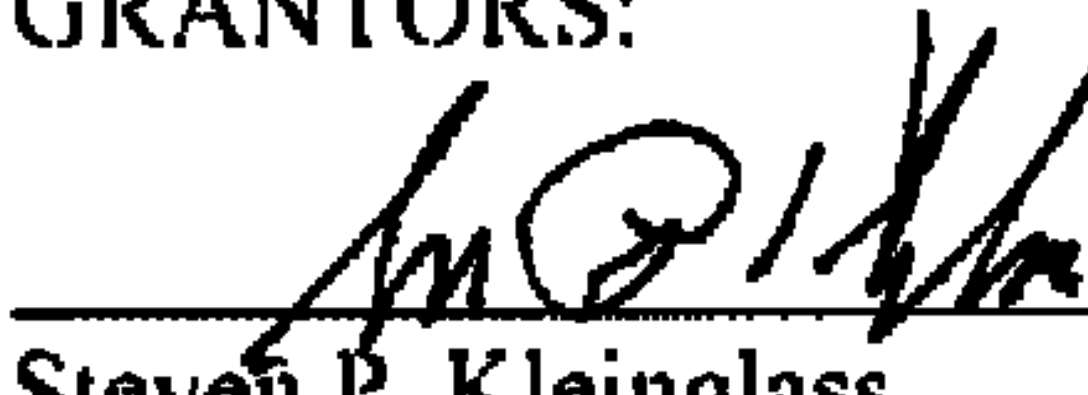
Executed this 22nd day of September, 2026.

WITNESSES AS TO BOTH GRANTORS:


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


Print Name: Jean B. Schult
Address: 240 S. Pineapple Ave., Sarasota, FL 34236

GRANTORS:


Steven P. Kleinglass
Address: 114 Lerida Court
North Venice, FL 34275


Nessa Kleinglass
Address: 114 Lerida Court
North Venice, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2026, by Steven P. Kleinglass and Nessa Kleinglass, husband and wife.


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

Personally Known ☒ (OR) Produced Identification ☐
Type of identification produced _____

