

Doc Stamp-Deed: \$0.70



PREPARED BY:

Aleksandr Shpil
1104 Auburn Cove Cir., Florida 34292
Venice, Florida
34292

RETURN TO:

Aleksandr Shpil
1104 Auburn Cove Cir., Florida 34292
Venice, Florida
34292

PARCEL / PROPERTY ID NUMBER:

0411150083

Blank Space Above Line Reserved For Recorder's Use

FLORIDA ENHANCED LIFE ESTATE (LADY BIRD) DEED

COVER PAGE

DATE: _____

PROPERTY ADDRESS: 1104 Auburn Cove Cir., Venice, Florida 34292, Venice, Florida,
34292

OWNERS (GRANTORS): Aleksandr Shpil and Irina Shpil

FLORIDA ENHANCED LIFE ESTATE (LADY BIRD) DEED

State of Florida
County of Sarasota

THIS ENHANCED LIFE ESTATE DEED, dated _____, is made
by and between the Grantors, identified as follows:

Name: **Aleksandr Shpil**

Address: 1104 Auburn Cove Cir., Venice, Florida 34292, Venice, Florida, 34292

Marital Status: Married

Name: **Irina Shpil**

Address: 1104 Auburn Cove Cir., Venice, Florida 34292, VENICE, Florida, 34292

Marital Status: Married

AND the Grantee, identified as follows:

Name: **Daniel Shpil**

Address: 402 E 16th Ave, Columbus, Ohio, 43201

Marital Status: Single (Not Married)

Legal description of the property:

Lot 11B, Auburn Cove, according to the map or plat thereof,
as recorded in Plat Book 42, Page(s) 49, of the Public
Records of Sarasota County, Florida.

Commonly known as 1104 Auburn Cove Cir., Venice, Florida 34292, Venice, Florida, 34292.

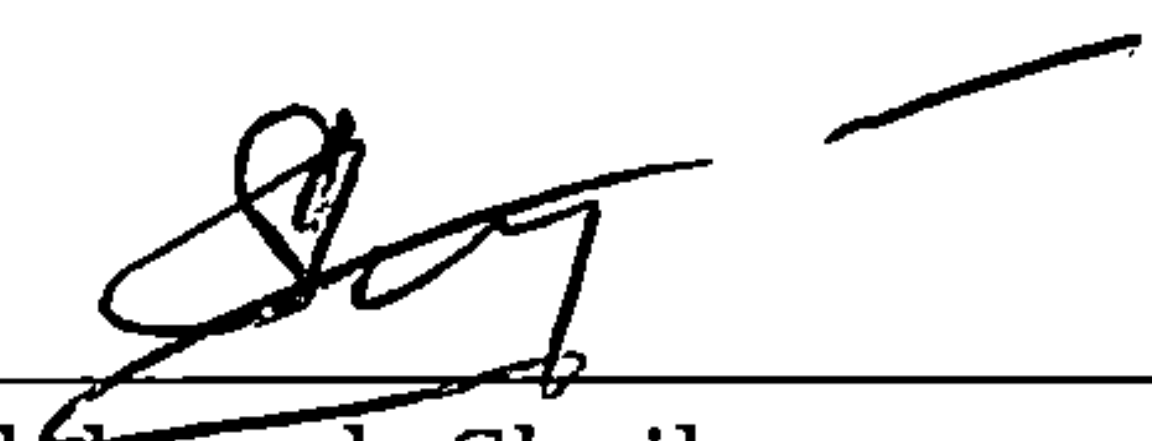
WITNESSETH, that Grantors, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and subject to the reservations from and exceptions to conveyance and warranty set forth hereinunder, do hereby grant and convey to Grantee the real property described above, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold to Grantee and the successors and assigns of Grantee forever. Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and the successors and assigns of Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under the Grantors but not otherwise.

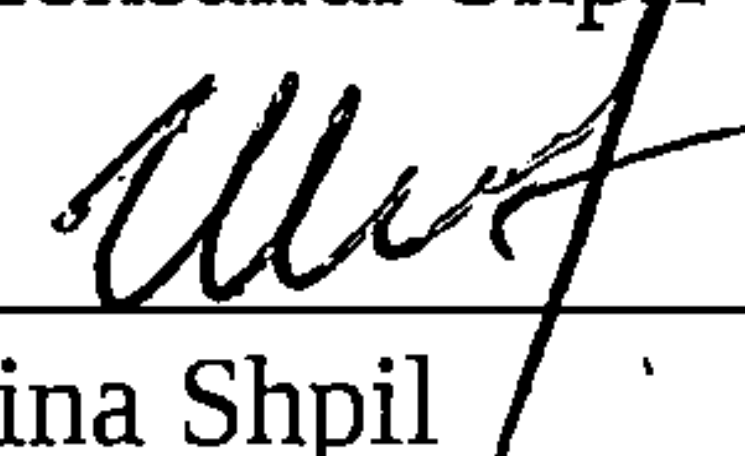
Reservations From and Exceptions to Conveyance and Warranty

Grantors reserve a life estate for themselves during the last surviving Grantor's lifetime coupled with an unrestricted power to convey the property during either Grantor's lifetime, which includes the power to sell, convey, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance, with or without consideration, and without joinder by Grantee. Grantors further reserve the right to revoke, amend, divest, replace, change or otherwise alter the designation of the Grantee, without joinder of the Grantee.

This conveyance is expressly made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, conveyances, and other instruments that affect the property; and taxes for the year, the payment of which Grantee assumes.

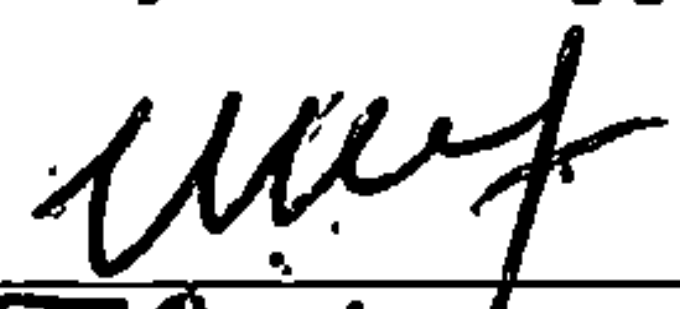
IN WITNESS WHEREOF, the Grantors have duly executed this Deed on the day and year first above written.

Signature: 
Print Name: Aleksandr Shpil

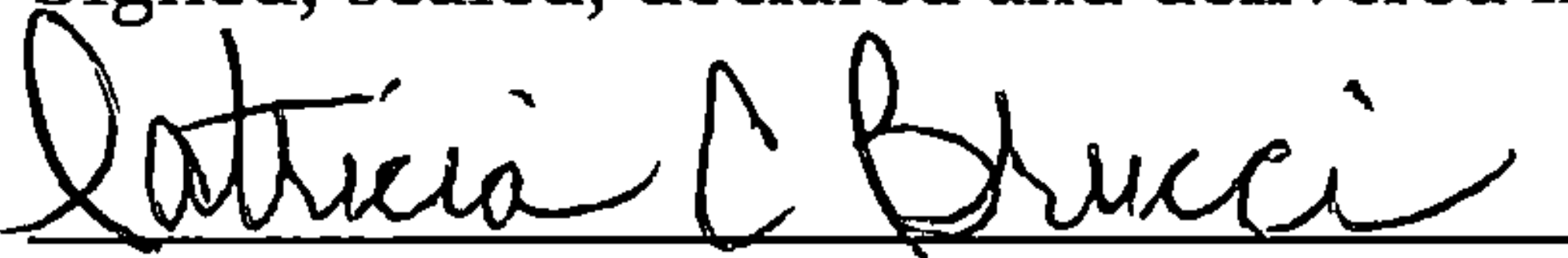
Signature: 
Print Name: Irina Shpil

Spousal Acknowledgment: *(If a Owner's spouse must sign this instrument, the Owner's spouse may sign and execute on the below fields.)*

I, the undersigned, spouse of Aleksandr Shpil, in accordance with this Deed, and in consideration of good and value consideration, do hereby waive all my rights in and to the above-described real property, including any rights of dower, homestead, curtesy, community property, and any other applicable right, title, or interest.

Spouse Signature: 
Spouse Print Name: Irina Shpil

Signed, sealed, declared and delivered in the presence of:



Witness 1's Signature

PATRICIA BRUCCI

Name of Witness 1

503 ALBEE FARM RD B23

Mailing Address VENICE, FL 34285



Witness 2's Signature

Ryan Stahler

Name of Witness 2

535 US Hwy 41 Byp N. Venice FL, 34285

Mailing Address

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida)

) ss.

County of Sarasota)

The foregoing Enhanced Life Estate Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of September, 2026, by Alexander Shpil, Irina Shpil, who is personally known to me or who has produced FL DL as identification.

Ryan Staehler (SEAL)
Notary Signature

Ryan Staehler
Notary Printed Name

Notary Title / Rank: Notary

Notary Serial Number (If Any): HH 809642

