

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129516 2 PG(S)**

9/24/2026 11:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548710

Consideration: \$312,900.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Doc Stamp-Deed: \$2,190.30

Property Appraiser's Parcel ID No.: 0446020044

(FOR INFORMATIONAL PURPOSES ONLY)

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 22nd day of September, 2026, by **Beth C. Grady, Individually and as Successor Trustee of the Conrad Revocable Trust, U/A April 5, 2017, and Ronald L. Conrad, a widower** (hereinafter referred to collectively as "**Grantors**"), whose address is 305 Tayloe Court, Raleigh, NC 27615, hereby convey the property described herein to:

Richard G. Wickenhofer and Ginger L. Wickenhofer, husband and wife, as tenants by the entirety (hereinafter the "**Grantees**"), for a joint life estate without any liability to the remaindermen for waste, and with full power and authority in said life tenants 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

Grantee's daughter, Heidi Estella Stanley, a single woman, whose address is 925 California Avenue, Apt 504,
Pittsburgh, PA 15202

and Grantee's son, Richard Christian Stanley, a single man, whose address is 530 N Euclid Avenue Apt 5
Pittsburgh PA 15206

and Grantee's son, Jacob Gregory Wickenhofer, a single man, whose address is 9 Davis Place, Clarksburg, WV
26301 as joint tenants with full right of survivorship.

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

**LOT 24, BLOCK 4, SOUTHWOOD SECTION "C", ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGES 33
THROUGH 33C, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.**

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under Grantor.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated April 5, 2017 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Lisa Boyd*
Printed Name Lisa Boyd
P.O. Address 1005 Prairie
Aster Ct. Wake Forest NC 27587

(2) *Sarah Bartlett*
Printed Name Sarah Bartlett
P.O. Address Star Glenwood Ct
Raleigh, NC 27612

GRANTOR:

Beth C. Grady, Individually and as Co-Trustee of the Conrad Revocable Trust, U/A April 5, 2017

By: *Beth C. Grady*
Beth C. Grady, Individually and as Co-Trustee, aforesaid

Ronald L. Conrad
Ronald L. Conrad by Beth C. Grady, his Attorney-In-Fact

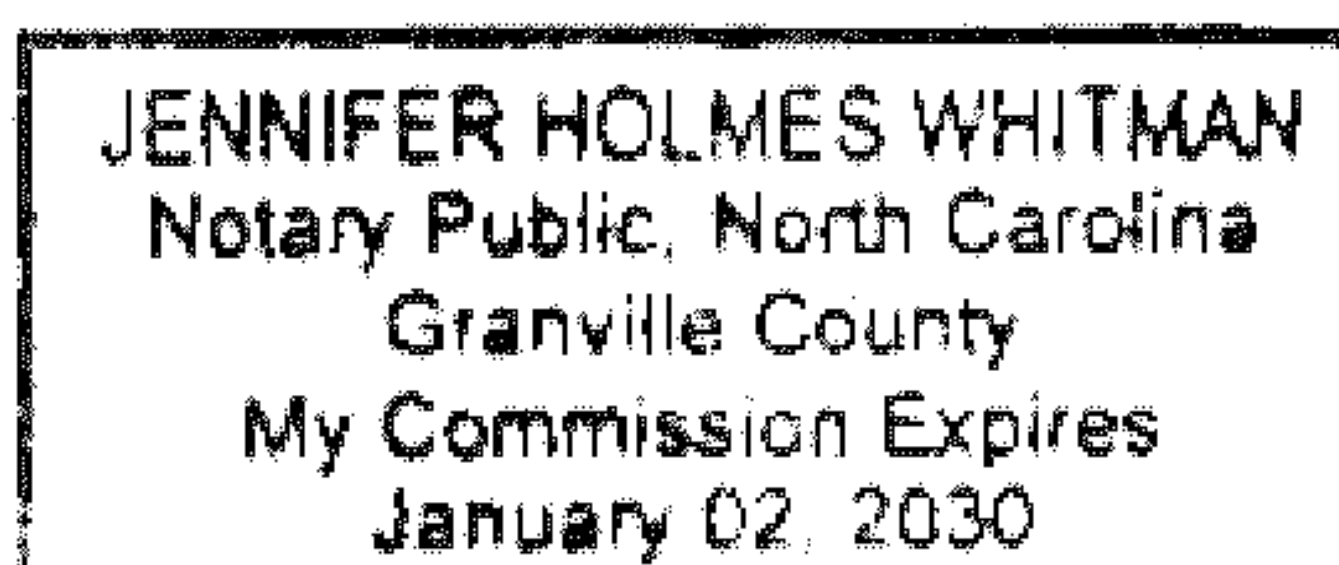
STATE OF NC
COUNTY OF Wake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2026, by Beth C. Grady, Individually and as Successor Trustee of the Conrad Revocable Trust, U/A April 5, 2017 and Beth C. Grady, as Attorney-In-Fact for Ronald L. Conrad, ☒ who is/are personally known to me or ☐ who has/have produced drivers license as identification.

Jennifer Holmes Whitman
Signature of Notary Public

Jennifer Holmes Whitman
Print, Type/Stamp Name of Notary

Deed



26-50881-001