

✓ Prepared by and Return to:
Aleksandr Y Ayzenberg
3081 Winding Creek Trl.
North Port, FL 34289

Doc Stamp-Deed: \$0.70



PARCEL IDENTIFICATION NUMBER: 1113100236

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 23rd day of September, 2026, between:

GRANTOR: ALEKSANDR Y AYZENBERG, whose street address is 3081 Winding Creek Trl., North Port, Florida, 34289, and

GRANTEE: TATYANA LUTSYUK, whose street address is 23 Orange St., Unit 2, Waltham, MA 02453,

WITNESSETH: That the GRANTOR, for and in consideration of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell, remise, release and convey unto the GRANTEE, **subject to retained life estates in Grantor described further in the Reservations and Limitations to Conveyance and Warranty set forth below**, the following described real property, situate, lying and being in Sarasota County, Florida, to wit:

LOT 236, STRAND AT CEDAR GROVE, according to the plat thereof, recorded in Plat Block 57, Page(s) 155 through 173, Public Records of Sarasota County, Florida.

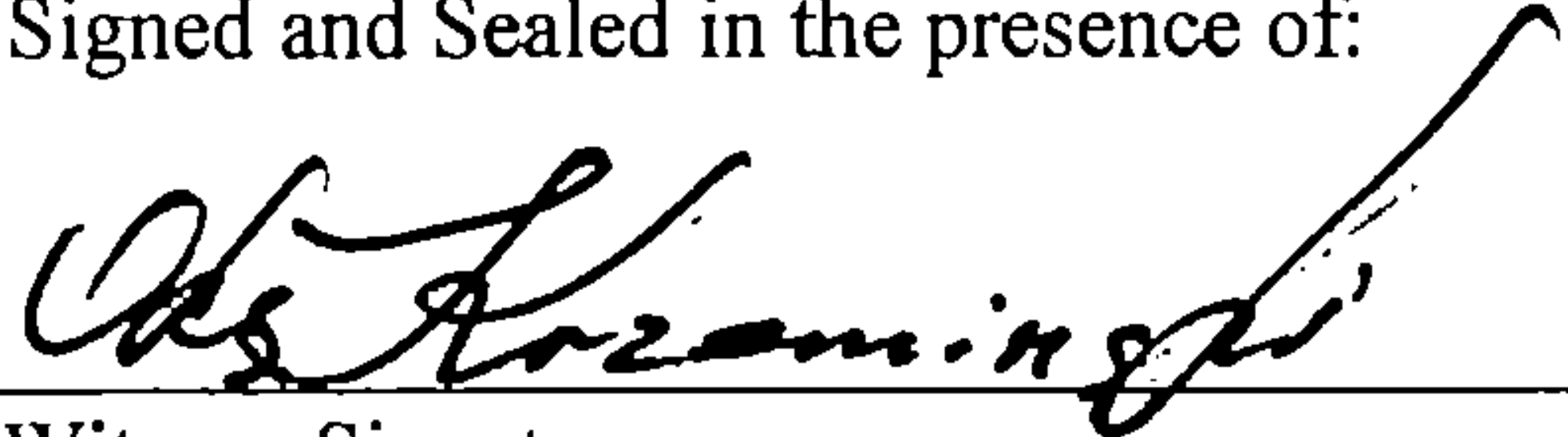
RESERVATIONS AND LIMITATIONS TO CONVEYANCE AND WARRANTY:

1. It is the intention of the Grantor to create and retain an Enhanced Life Estate reserving and preserving to the Grantor a life estate, without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantor also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of the remainderman.
3. The Grantor intends that the property shall remain the Grantor's homestead.
4. Upon the death of the Life Tenant, the remainder, if any, will then be granted to the following Remainderman: **TATYANA LUTSYUK**, called the "Grantee."

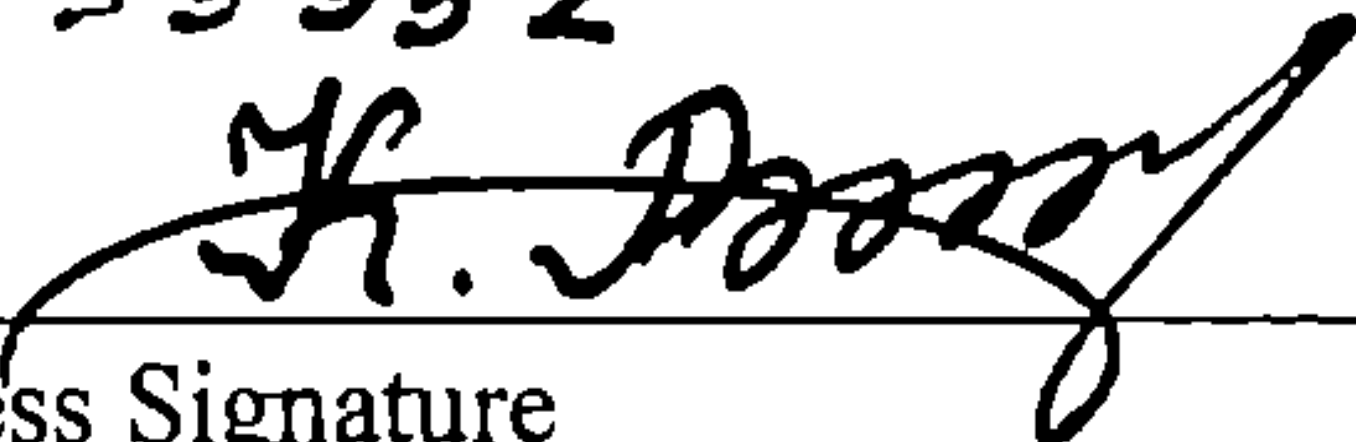
WARRANTY: GRANTOR, binds GRANTOR, and GRANTOR'S heirs and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, **except as to the Reservations and Limitations to Conveyance and Warranty set forth above.**

EXECUTED this 23rd day of September 2026.

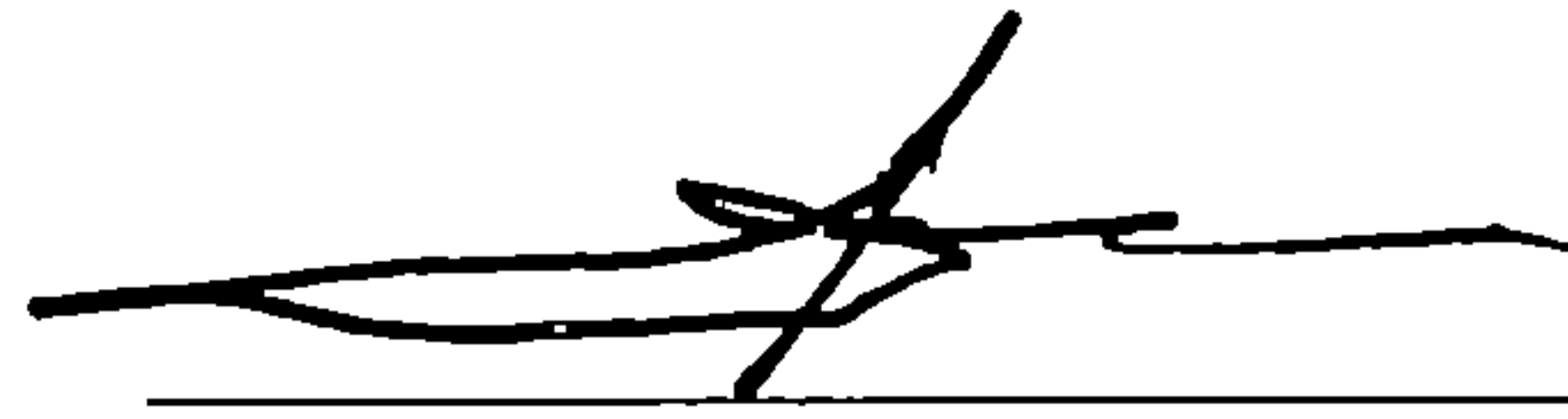
Signed and Sealed in the presence of:


Witness Signature

Oksana Krzeminski
Witness Printed Name
Witness Street Address 652 Erroll St.
Witness City, State, Zip Port Charlotte, FL 33952


Witness Signature

Raisa Korytska
Witness Printed Name
Witness Street Address 12303 Capri St.
Witness City, State, Zip North Port, FL 34287


Grantor Signature

Aleksandra Ayzenberg
Grantor Printed Name
Grantor Street Address 3081 Winding Creek Trl
Grantor City, State, Zip North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of September 2026, by Aleksandr Y Ayzenberg, who is personally known to me or who has produced FL Driver License as identification.


Iuliia L. Danilovets, Notary Public



IULIIA L. DANILOVETS
Commission # HH 630345
Expires January 31, 2029

