

Parcel ID#: 0048-02-0103

Recording Fee: \$19.20

Return to:

✓ Carol L. Edwards
3863 Golden Oriole Parkway
Sarasota, FL 34232
Prepared by:
Julie M. Jefferson
4207 S. Tamiami Tr.
Sarasota, FL 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129651 2 PG(S)
September 24, 2026 01:19:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



ENHANCED LIFE ESTATE DEED

This Deed is made on this 18th day of Sept., 2026, between the **Grantor, Carol L. Edwards**, a single woman, residing at 3863 Golden Oriole Parkway, Sarasota, FL 34232, and the **Grantee Beneficiary(ies), Jennifer D. Grimm**, a single woman, residing at 3863 Golden Oriole Parkway, Sarasota, FL 34232.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged and subject to "Notes" below, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death:

Lot 103, GARDEN VILLAGE, PHASE 1, according to the plat thereof recorded in Plat Book 52, Page(s) 104 through 110, of the Public Records of Sarasota County, Florida.

Commonly known as: 3863 Golden Oriole Parkway, Sarasota, FL 34232

NOTES:

1. It is the intention of the Grantor to create an **Enhanced Life Estate** reserving and preserving to the Grantor a life estate for the term of his life without any liability for waste and with full power and authority in said life to sell, gift, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantor 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, without consideration, signature or joinder of any remainderman being necessary, with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remainderman.
3. Upon the death of the Grantor/Life Tenant, the remainder, if any, will then be granted to the above **Grantee Beneficiary/remainderman**.
4. If the remainderman predeceases the Grantor, or otherwise ceases to exist, the remainderman shall not acquire a vested interest in the property; instead; all enumerated provisions shall continue to apply to this instrument and the Grantor's rights and powers set forth herein.
5. Grantor is responsible for all taxes during his lifetime.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature Carol L. Edwards
Print Name Carol L. Edwards
Capacity Grantor

STATE OF Florida
COUNTY OF Sarasota

On the 18th day of Sept., 2026, before me, Julie M. Jefferson personally appeared Carol L. Edwards, who is either personally known to me or proved to me on the basis of FLDL to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.

[Signature]
Witness: Sign

Julie M. Jefferson
Print name

4207 S. Tamiami Tr.
Street

Sarasota, FL 34231
City State Zip

Nelly Lovings
Witness: Sign

Nelly Lovings
Print name

4215 S. Tamiami Tr
Street

Sarasota FL 34231
City State Zip

WITNESS my hand and official seal.

[Signature]
Notary Signature
My commission expires _____

[NOTARY SEAL]

