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ATTORNEYS

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026056911 2 PG(S)

4/29/2026 11:20 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3487090

Doc Stamp-Deed: \$847.00

Prepared by:  
Christopher D. Smith, Sr., Esq 0605433  
1561 Lakefront Dr Unit 204  
Sarasota, FL 34240  
941-202-2222  
[www.ChrisSmith.com](http://www.ChrisSmith.com)

PID: 0053-12-1089  
Consideration: \$121,000.00  
Situs: 1841 PARAKEET WAY #1100  
SARASOTA, FL, 34234

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### LIFE ESTATE DEED

This **Non-Enhanced Life Estate Deed** is made this 29<sup>th</sup> day of April, 2026, by

*Grantor:* **MICHELLE ANN BRADY**, a single person, whose address is 2267 Palm Terrace, Sarasota, FL 34231;

*Grantee:* **MARIA VIVAS CHAPOTEAU**, a single person, whose address is 1841 Parakeet Way #1100, Sarasota, FL 34234, as the *Life Tenant*; and

*Remainderman:* **JOSUE VIVAS**, whose address is 5128 Sunnydale Cir W., Sarasota, FL 34233, as the *Remainderman*.

**WITNESSETH**, that said Grantor, for and in consideration of the sum **ONE HUNDRED TWENTY ONE THOUSAND AND NO/100 DOLLARS (\$121,000.00)** and other good and valuable consideration paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, remise, and convey the property described herein to the said Grantee, *for a life estate*, without any liability for waste, and then the remainder upon Grantees' death to the Grantee's son, **JOSUE VIVAS**, *the remainderman*, who shall then receive all the right, title, and interest which Grantor has in and to the following described property, which is situate, lying and being in SARASOTA County, Florida, to-wit:

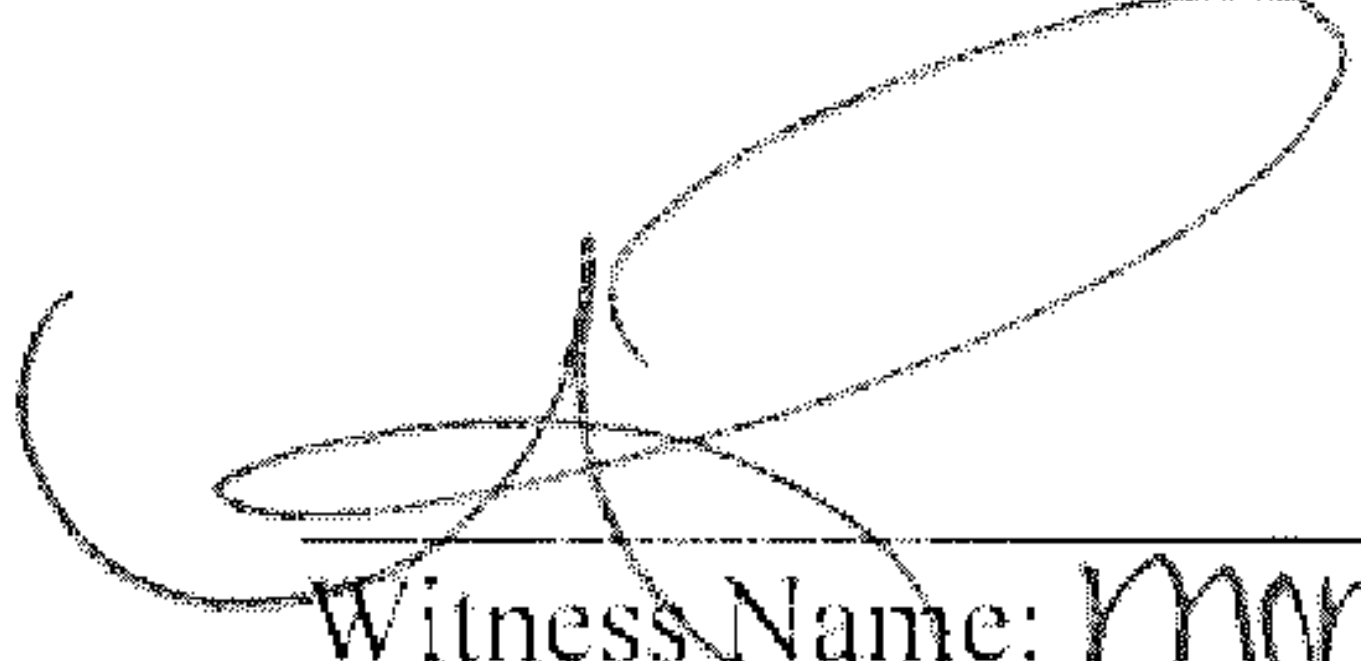
Unit 1100, VISTAS ON BENEVA, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2004132741, as thereafter amended, and as per Plat thereof recorded in Condominium Book 37, Page 7, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

**SUBJECT TO** covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and thereafter.


**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

  
Witness Name: Monica F. Ischinger  
Address of Witness:  
1561 Lakefront Dr. Ste 204  
Sarasota FL 34240

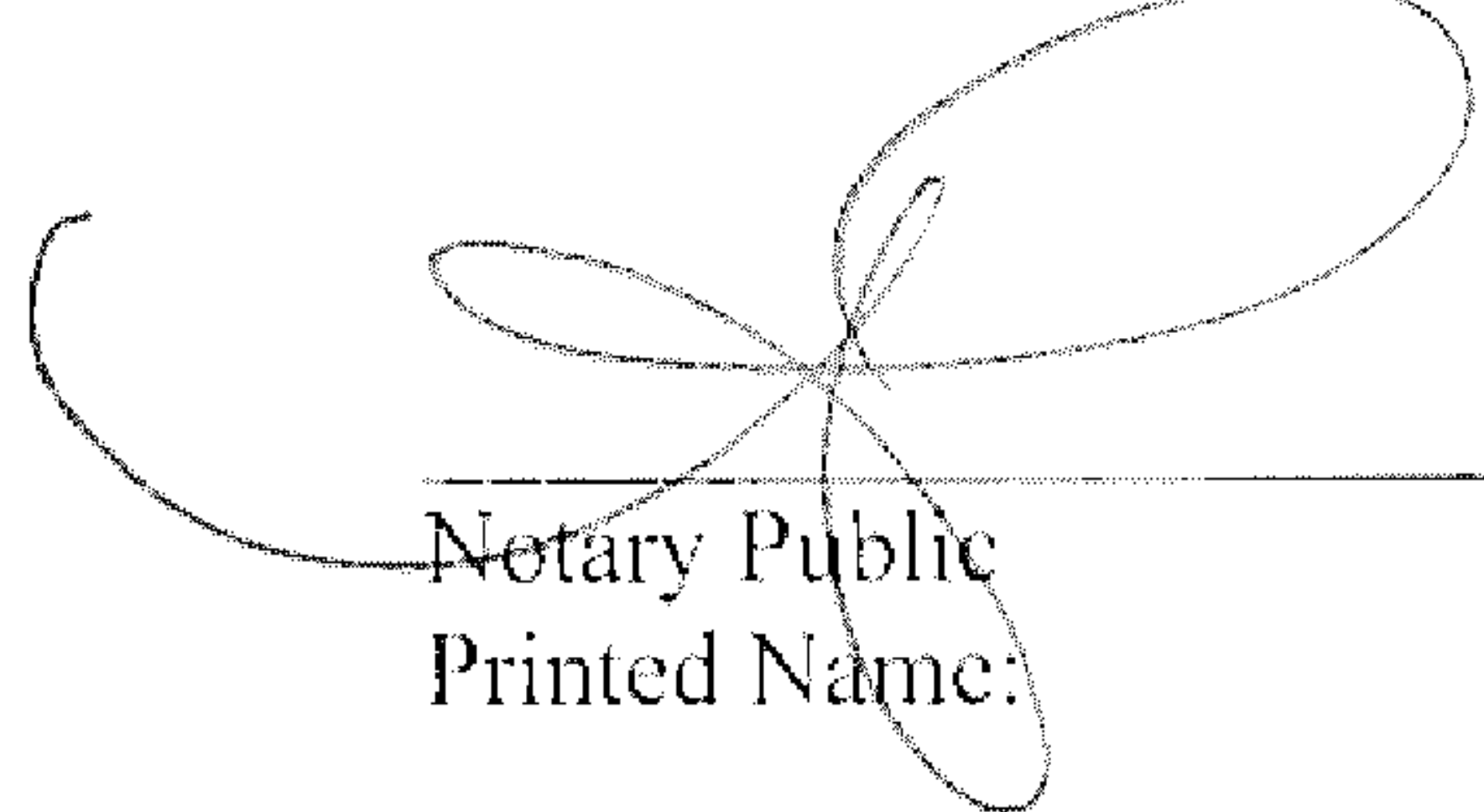
Michelle Ann Brady (Seal)  
MICHELLE ANN BRADY, grantor

  
Witness Name: Matthew Tremsie  
Address of Witness:  
1561 Lakefront Dr. Ste 204  
Sarasota FL 34240

State of Florida                    }  
County of Sarasota                }

The foregoing LIFE ESTATE DEED was acknowledged before me, by means of  physical presence or  online notarization, this 16<sup>TH</sup> day of April, 2026 by MICHELLE ANN BRADY, grantor, who has produced a Valid FL DL as identification.



  
Notary Public  
Printed Name: