

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065692 2 PG(S)**

5/15/2026 10:25 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494630

Prepared by and Return to:  
Kevin Pillion, Esq.  
Life Planning Law Firm, P.A.  
1671 Mound Street  
Sarasota, FL 34236  
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #2027142026

**ENHANCED LIFE ESTATE DEED**

This Enhanced Life Estate Deed is made on May 14, 2026, between **VICTOR YONES and MARIA VITTORIA YONES, Individually and as Trustees of THE VICTOR AND MARIA YONES MANAGEMENT TRUST dated June 3, 2004**, whose mailing address is 555 South Gulfstream Avenue, #702, Sarasota, FL 34236, the "Grantor," and **VICTOR YONES and MARIA VITTORIA YONES, a married couple**, whose mailing address is 555 South Gulfstream Avenue, #702, Sarasota, FL 34236, the "Grantee," as to a life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman, and to retain any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, if any, to **DEBORA YONES, Successor Trustee, or her successors in trust, of THE VICTOR and MARIA YONES MANAGEMENT TRUST dated June 3, 2004, and any amendments thereto**, whose mailing address is 555 South Gulfstream Avenue, #702, Sarasota, FL 34236.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors, and assigns forever, the following described real property in Sarasota County, Florida, viz:

**Condominium Unit 702, THE ROYAL ST ANDREW, according to the Declaration of Condominium thereof recorded in Official Record Book 784, Page 235, as amended from time to time, and as per plat recorded in Condominium Book 3, Pages 17, 17A, 17B, and 17C, of the Public Records of Sarasota County, Florida.**

**THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.**

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

