

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068077 2 PG(S)

5/20/2026 10:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496536

Prepared by and Return to:
Kevin Pillion, Esq.
Life Planning Law Firm, P.A.
14375 Tamiami Trail
North Port, FL 34287
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #0789014008

ENHANCED LIFE ESTATE DEED

This Enhanced Life Estate Deed, made on this day, May 20, 2026, between **JUANITA G. FORTUNA, also known as JUANITA FORTUNA, a single woman, and by authority vested and recorded in Official Records Instrument #2012023575 of the Public Records of Sarasota County, Florida,** whose mailing address is 395 Harbor Isles Drive, North Port, FL 34287, the "Grantor," and **JUANITA FORTUNA, a single woman,** whose mailing address is 395 Harbor Isles Drive, North Port, FL 34287, 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 remaindermen, and to retain any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to **FRANK FORTUNA, ROBERT FORTUNA, MARK FORTUNA, and JOHN FORTUNA, as tenants in common and not as joint tenants with right of survivorship,** whose mailing address is 395 Harbor Isles Drive, North Port, FL 34287.

(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:

Unit 395, HARBOR ISLES CONDOMINIUM, SECTION IV, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page 1210, and any amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 2, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

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.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.


This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.

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

Signed, sealed, and delivered in the presence of:



SHANNON A. FEINROTH, Witness
14375 Tamiami Trail
North Port, FL 34287



JUANITA G. FORTUNA, Grantor
395 Harbor Isles Drive
North Port, FL 34287

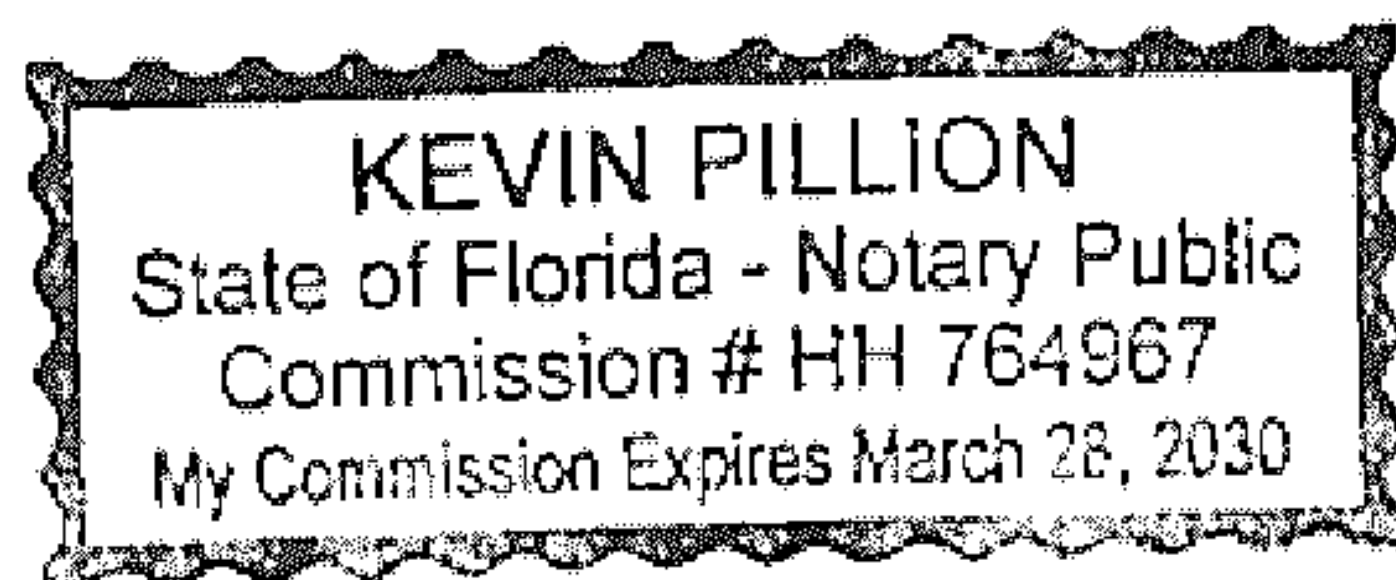



JODY M. FEINROTH, Witness
14375 Tamiami Trail
North Port, FL 34287

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on May 20, 2026, by JUANITA G. FORTUNA, also known as JUANITA FORTUNA, a single woman, who is personally known to me.

[Seal]





Notary Public, State of Florida