

5/20/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496640

THIS INSTRUMENT PREPARED BY:
LOWELL A. FAHS, ESQ..
KANETSKY, MOORE & DeBOER, P.A.
227 NOKOMIS AVENUE SOUTH
VENICE, FL 34285
#18863.01

Doc Stamp-Deed: \$0.70

Parcel ID Number:0401040038

ENHANCED LIFE ESTATE DEED

This Indenture, Made this May 20, 2026, between

KENNETH G. O'HARA , an unmarried man, whose address is 1455 Turnberry Drive, Venice, FL 34292, Grantor, and

KENNETH G. O'HARA, an unmarried man, whose address is 1455 Turnberry Drive, Venice, FL 34292, Grantee,

as to a life estate interest, 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, including the power to divest the remaindermen of their interest and convey the remainder interest to new remaindermen, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, in fee simple, as to an undivided fee simple interest to KENNETH LEWIS O'HARA, whose address is 2711, Lymington Road, Upper Arlington, OH 43220.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 43, Turnberry Place as per plat thereof recorded in Plat Book 34, pages 29 and 29-A and 29-B, Public Records of Sarasota County, Florida..

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH PREPARATION OF THIS INSTRUMENT.


TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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:


Print Name: **LOWELL A. FAHS**
Witness # 1
227 Nokomis Avenue S., Venice, FL 34285


KENNETH G. O'HARA, a single person


Print Name: **STORY STACY**
Witness # 2
227 Nokomis Avenue S., Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this May 20, 2026, by KENNETH G. O'HARA, a single person, who is personally known to me or has produced a driver's license as identification.


NOTARY PUBLIC **REBEKAH E. LINK**
My Commission Expires:



REBEKAH E. LINK
Commission # HH 453469
Expires November 3, 2027