

5/21/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497200

Recording Fee: \$18.50 / Doc Stamps: \$.70
This Instrument Prepared by/Return to: Shahla Simpler, Esq.
Simpler Law LLC, 46 N. Washington Blvd., Ste. 25
Sarasota, FL 34236

Without title search, exam or opinion

Consideration. None. Creating contingent future interest in remainderman

Doc Stamp-Deed: \$0.70

CORRECTIVE WARRANTY DEED

***Corrected to include legal description of parcel named in ORI 2024132414 and parcel description used by Sarasota County Property Appraiser**

THIS WARRANTY DEED Made the May 20, 2026 by **KRISTINA INGEBORG JOHNSON**, a single woman, whose address is 2601 Browning Street, Sarasota, FL 34237, referred to as "Grantor" to **KRISTINA INGEBORG JOHNSON**, a single woman, whose address is 2601 Browning Street, Sarasota, FL 34237, as "Grantee" for **an enhanced life estate**, without any liability for waste, with full power and authority in said tenant to sell, convey, mortgage, lease, and otherwise manage, control and dispose of the property described herein (including a deed to myself or myself and others to effectively cancel this deed) 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 Grantor, the fee simple title to the property, if not previously conveyed by the Grantor during their lifetime, shall vest automatically in the Grantor's daughter, **EMMA ROSE C. NEVES**, as Remainderman.

WITNESSETH: That the grantor, for and in consideration of valuable consideration, receipt whereof is hereby acknowledged, hereby donates grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in *Sarasota* County, Florida, viz:

A PARCEL OF LAND LOCATED IN SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

The West 22.50 Feet of Lot 11, Block "B", ALHAMBRA COURT, according to the Plat thereof as shown recorded in Plat Book 1, Page 111, of the Public Records of Sarasota County, Florida.

ALSO BEING DESCRIBED AS:

Lot 11, Block "B", LESS AND EXCEPT, the East 40.00 feet thereof, ALHAMBRA COURT, according to the Plat thereof as shown recorded in Plat Book 1, Page 111, of the Public Records of Sarasota County, Florida.

AND

The East 40.00 feet of Lot 11 and the West 35.00 feet of Lot 10, Block "B", ALHAMBRA COURT, according to the map or plat thereof recorded in Plat Book 1, Page 111, of the Public Records of Sarasota County, Florida.

COLLECTIVELY DESCRIBED BY THE SARASOTA COUNTY PROPERTY APPRAISER AS:

**LOT 11 & W 35 FT OF LOT 10, BLK B, ALHAMBRA COURT, BEING SAME LANDS
DESC IN ORI 2024132414 & 2024133659**

Parcel ID Number: 2034080022

Street address: 2601 Browning Street, Sarasota, FL 34237

Subject to easements, restrictions and reservations of record, if any, governmental regulation and taxes for the year 2026 and subsequent years. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Name of Grantor and Grantee and the legal description were provided to the preparer of this Deed by Grantor/Grantee. Preparer has conducted no title search and makes no representations regarding the status of the title of this property. THIS INSTRUMENT WAS PREPARED AS PART OF AN ESTATE PLAN FROM INFORMATION SUPPLIED BY THE PARTIES, WITHOUT THE BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE, OR TAX ADVICE. PURSUANT TO FAC 12B-4.013(28), FAC 12B-4.014(2), AND/OR OTHER APPLICABLE FLORIDA LAW, THERE SHALL BE NO DOCUMENTARY STAMPS DUE AND PAYABLE IN CONNECTION WITH THIS TRANSFER.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby warrants to said grantee that the grantor is lawfully seized in said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Domonique Morgan

Signature Witness #1

Domonique Morgan

Printed Name of Witness #1

Kristina Ingeborg Johnson

KRISTINA INGEBORG JOHNSON

Address: 6961 Gatorbone Rd

Keystone Heights, FL 32656

Jo Ann Michelle Jackson

Signature of Witness #2

Jo Ann Michelle Jackson

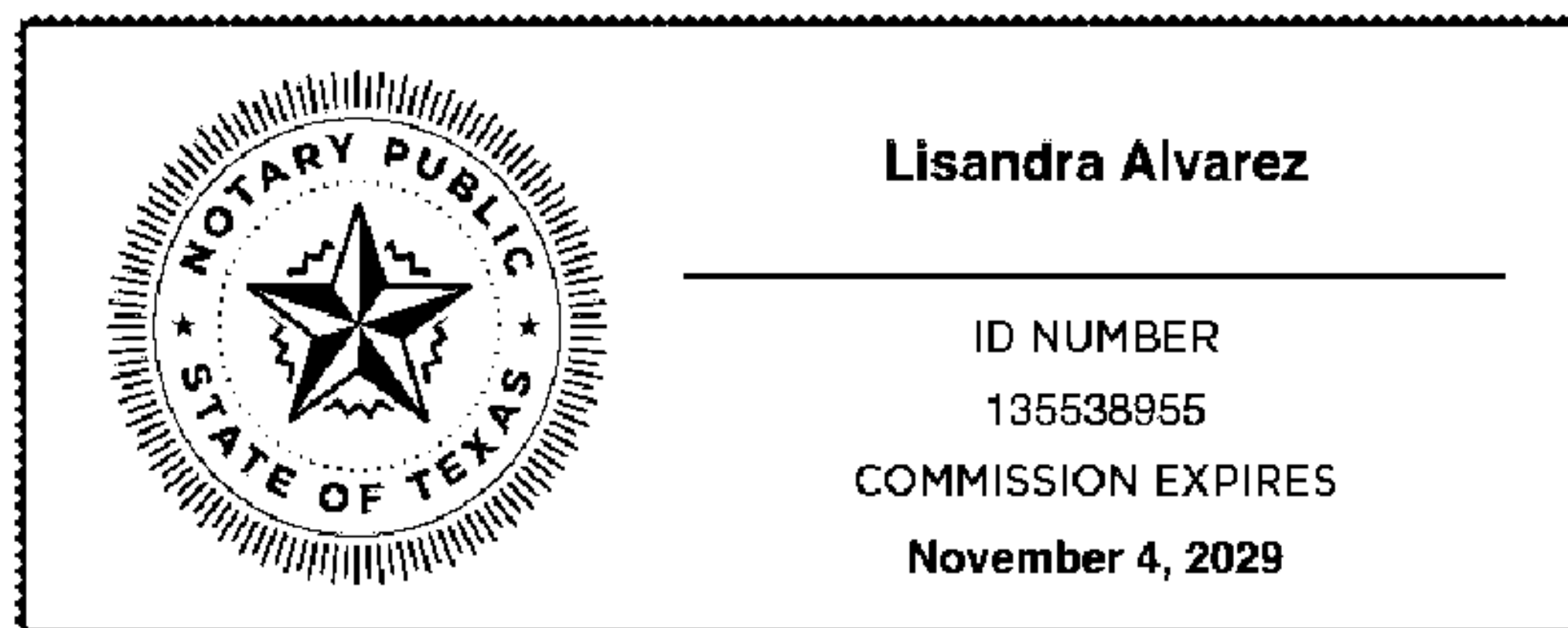
Printed Name of Witness #2

Address: 1339 CopperCrest Driver

Spring, TX 77386

STATE OF ~~FLORIDA~~^{LA} Texas
COUNTY OF Travis

The foregoing instrument was acknowledged, sworn to, and subscribed before me by means of physical presence or online notarization, this 05/21/2026, by **KRISTINA INGEBORG JOHNSON**, who produced DRIVER LICENSE as identification.



Lisandra Alvarez

Notary Public Lisandra Alvarez
My Commission Expires

11/04/2029

Electronically signed and notarized online using the Proof platform.