

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070385 2 PG(S)

5/26/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498536

Documentary Stamp Tax: \$00.70
Recording Fee: \$18.50
Total: \$19.20
Parcel I.D. No.: 0158090023

Doc Stamp-Deed: \$0.70

This instrument prepared by and
should be returned to:
BRADEN H. SHARRER, ESQUIRE
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285

****THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION****

CORRECTIVE ENHANCED LIFE ESTATE DEED

This indenture, made this 26 day of May, 2026, between **NANCY RAE BOEVE**, *an un-remarried widow*, whose mailing address is 528 South Creek Drive, Osprey, Florida 34229, hereinafter referred to as "GRANTOR," and **NANCY R. BOEVE**, for a life estate, **without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, without joinder of the remaindermen and with full power and authority to retain any and all proceeds generated thereby, and the remainder to JOHN R. BOEVE and CATHY L. DEBEAR, as tenants in common**, whose mailing address is 528 South Creek Drive, Osprey, Florida 34229, hereinafter referred to as "GRANTEE."

WITNESSETH:

WITNESSETH that 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 quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors, and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 18, SOUTH CREEK, as per plat thereof recorded in Plat Book 25, Pages 15, 15A and 15B, of the Public records of Sarasota County, Florida.

***This deed has been corrected to reflect the correct remainder ownership.**

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same together with all and singular and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of GRANTOR, either in law or equity, for the use, benefit and profit of GRANTEE forever.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor hereunto sets his hand and seal this 26 day of May, 2026.

Signed in the presence of:

Jessica Feeley
Witness Print Name: Jessica Feeley
Address: 237 Nokomis Ave, S, Venice, FL 34283

Nancy Rae Boeve
NANCY RAE BOEVE

Braden H. Sharrer
Witness Print Name: Braden H. Sharrer
Address: 237 Nokomis Ave, S, Venice, FL 34283

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on May 26, 2026, by **NANCY RAE BOEVE**, who is personally known to me or has produced _____ as identification.

Braden H. Sharrer
Notary Public - State of Florida

