

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070505 2 PG(S)  
May 26, 2026 02:37:41 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

**Prepared by and return to:**

Thomas A. Dozier  
Attorney at Law  
Dozier & Dozier, Attorneys at Law  
2407 Fruitville Road  
Sarasota, FL 34237  
941-953-5797  
File Number: 7478

Doc Stamp-Deed: \$0.70



DEED PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION

[Space Above This Line For Recording Data]

**WARRANTY DEED  
WITH ENHANCED LIFE ESTATE**

**THIS WARRANTY DEED**, made the 26 day of May, 2026, by **FATIMA AZAHRAA FARES**, a single person, whose post office address is: 3256 Village Lane, Sarasota, FL 34235, hereinafter called the **Grantor**, to the same **FATIMA AZAHRAA FARES**, a single person, whose post office address is: : 3256 Village Lane, Sarasota, FL 34235, hereinafter called the **Life Estate Grantee**, for a life estate on the life of **FATIMA AZAHRAA FARES**, with the retained authority as set forth below and with the remainder interest, if any, to **HASSAN FARES**, a single person, whose post office address is: 3256 Village Lane, Sarasota, FL 34235, hereinafter referred to as the **Remainder Grantee**.

**WITNESSETH:** That the **Grantor**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **Life Estate Grantee**, a life estate on the life of **FATIMA AZAHRAA FARES**, in that certain real property hereinafter described, without any liability for waste, and with full power and authority in said **Life Estate Grantee**, to gift, sell, convey, mortgage, encumber, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the **Remainder Grantee**, and with full power and authority to retain any and all proceeds generated thereby. **Grantor** also reserves the right to change or remove any and all of the **Remainder Grantee** at any time, without the consent of any of the **Remainder Grantee**, except no right is reserved or retained to dispose of the property by devise upon the death of the **Grantor**. No **Remainder Grantee** shall have any right, power, or authority to assign, transfer, encumber, or otherwise dispose of such interest or any part thereof until the death of the **Life Estate Grantee**. No interest in this property shall be subject to any claim, liability, attachment, execution, or other process of law of any creditor of a **Remainder Grantee**. Upon the death of the **FATIMA AZAHRAA FARES**, remainder interest, if any, to **Remainder Grantees**, in all rights, title, interest, claim and demand which **Grantor** has in and to the following real property being all that certain land situate in **Sarasota County**, State of Florida, to wit:

**Lot 5, Desoto Village Subdivision, according to the map or plat thereof as recorded in Plat Book 26, Page 5, Public Records of Sarasota County, Florida.**

**Property Address: 3256 Village Lane, Sarasota, FL 34235**  
**Property ID#: 0029070008**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the *Grantor* hereby covenants with said *Grantee* that the *Grantor* is lawfully seized of said land in fee simple; that the *Grantor* has good right and lawful authority to sell and convey said land, and hereby 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 the presence of:

Barbara A. Palmer  
Barbara A. Palmer, Witness  
2407 Fruitville Road  
Sarasota, FL 34237

Fatima Azahraa Fares  
FATIMA AZAHRAA FARES

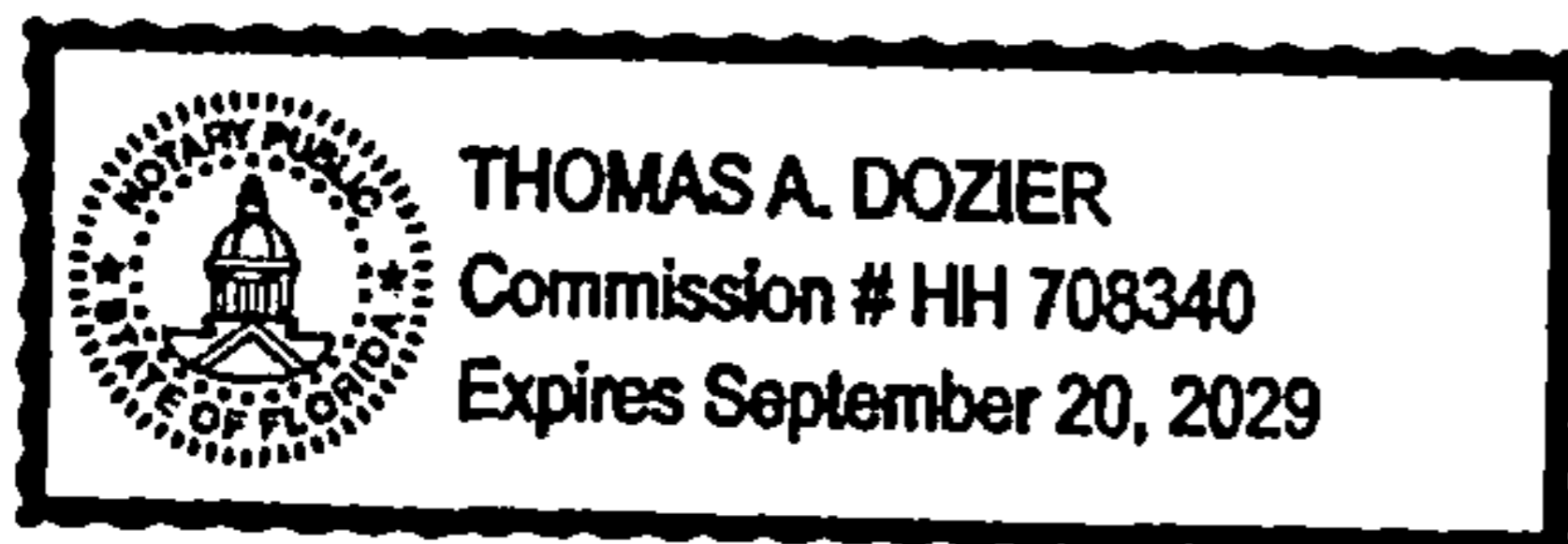
M. Hornberger  
Margaret Hornberger, Witness  
3158 Irving Street  
Sarasota, FL 34237

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of May, 2026 by FATIMA AZAHRAA FARES, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Thomas A. Dozier  
Thomas A. Dozier, Notary Public



My Commission Expires: Sept. 20, 2029