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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507489



SMITHLAW
ATTORNEYS

Prepared By:

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Doc Stamp-Deed: \$0.70

PID: 2021130033
Situs: 3625 Breezmont Dr, Sarasota, FL 34232
Consideration: \$100.00

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ENHANCED LIFE ESTATE DEED

This **ENHANCED LIFE ESTATE DEED** is made on this 15th day of June, 2026, by

Grantors: LOUIS FERNANDEZ JR. and MARIA FERNANDEZ, husband and wife, whose post office address is 3625 Breezmont Dr, Sarasota, FL 34232;

Life Tenants: LOUIS FERNANDEZ JR. and MARIA FERNANDEZ, husband and wife, whose post office address is 3625 Breezmont Dr, Sarasota, FL 34232, *as life tenants*; and

Grantee Remaindermen: EMY MARIE MCCARTNEY and LOUIS VICTORIANO FERNANDEZ, whose post office addresses are, respectively, 1761 Old Summerwood Blvd, Sarasota, FL 34232 and 726 Bethpage Ct, Cibolo, TX 78108, *as equal tenants in common*.

WITNESSETH, that said Grantors, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to said Grantors in hand paid by said Life Tenants, the receipt whereof is hereby acknowledged, hereby remises, releases and conveys to the said Life Tenants, *for a life estate*, without any liability for waste, and with full power and authority in said Life Tenants to sell, convey, revoke, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the Grantee Remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and then the remainder upon the death of both Life Tenants to the Grantors' children, EMY MARIE MCCARTNEY and LOUIS VICTORIANO FERNANDEZ, as equal tenants in common, *as the Grantee Remaindermen*, who shall then receive all the right, title, interest, claim and demand which Grantors have in and to the following described land, which is situate, lying and being in **Sarasota County, Florida**, to wit:

Lot 186, Unit 6, GLEN OAKS COUNTRY CLUB ESTATES, as recorded in Plat Book 21, Page 25, Public Records of Sarasota County, Florida.

Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

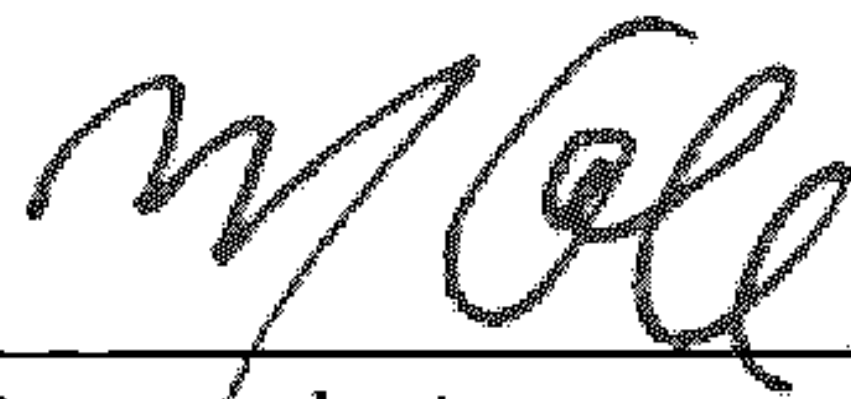
The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Life Tenants and Grantee Remaindermen subject to the following matters, to the extent same are in effect at this time: any and all restrictions, taxes, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in the official records of the county in which the property sits, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Life Tenants shall have the full power and authority, without the joinder or consent of the Grantee Remaindermen or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee Remaindermen by a further conveyance, which may eliminate any and all rights that the Grantee Remaindermen may possess under this deed, including a conveyance back to Grantors, at which time Grantors may designate one or more different grantee remaindermen. The Grantee Remaindermen shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of both Life Tenants. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantee Remaindermen until after the death of both Life Tenants.

This deed was prepared without the benefit of title examination, title insurance, or title opinion.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of:



Witness 1 signature

Morgan Cole

1561 Lakefront Dr, Unit 204
Sarasota, FL 34240



LOUIS FERNANDEZ JR.

grantor



Witness 2 signature

Matthew Trumble

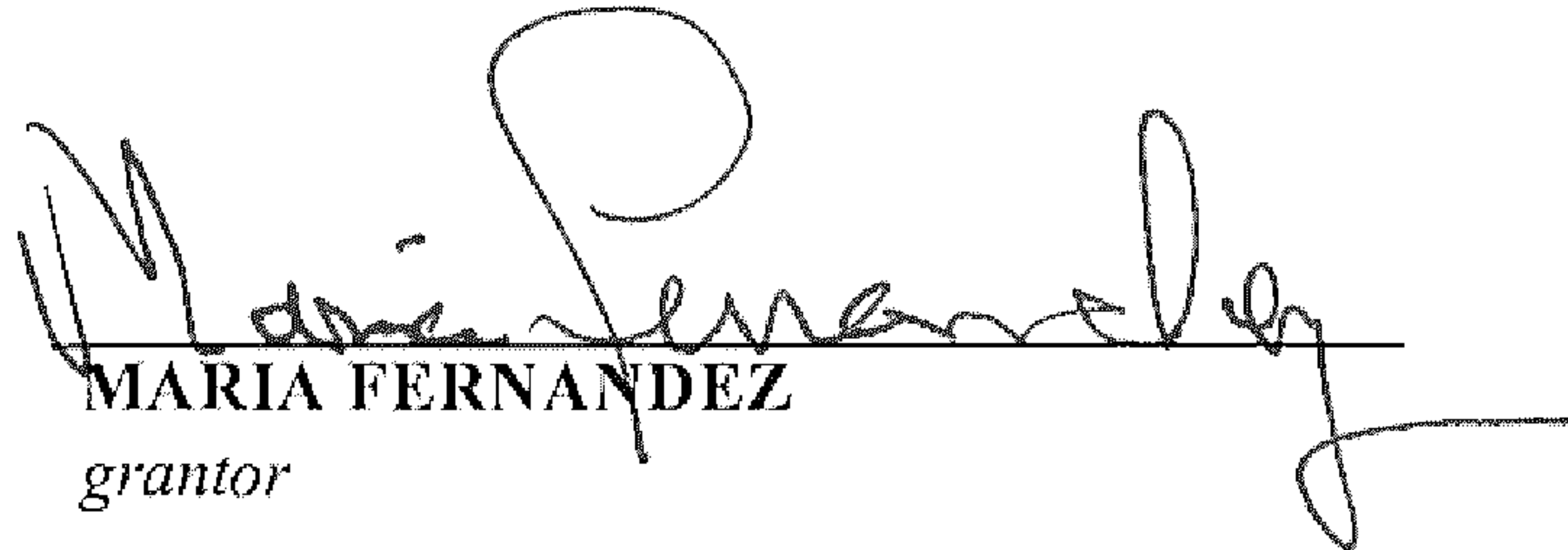
1561 Lakefront Dr, Unit 204
Sarasota, FL 34240



Witness 1 signature

Morgan Cole

1561 Lakefront Dr, Unit 204
Sarasota, FL 34240



MARIA FERNANDEZ

grantor



Witness 2 signature

Matthew Trumble

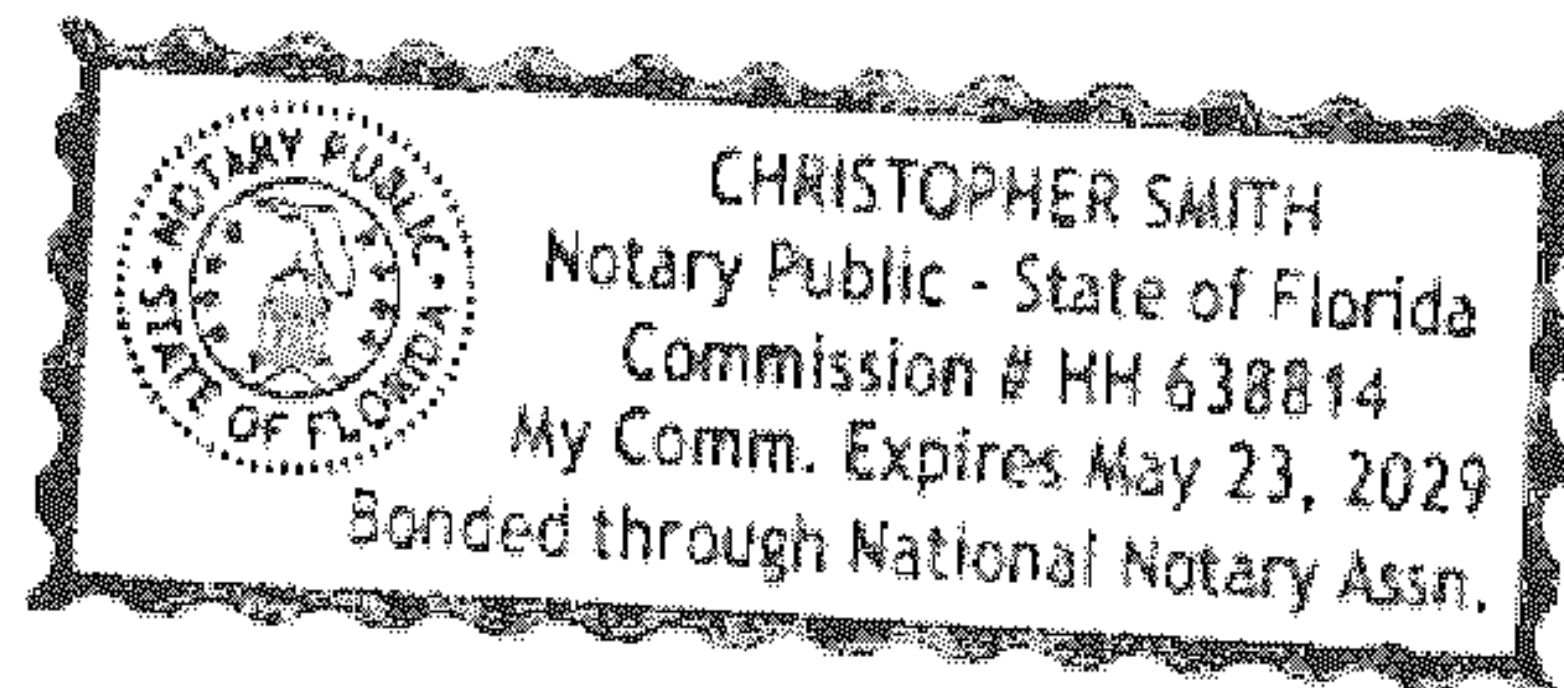
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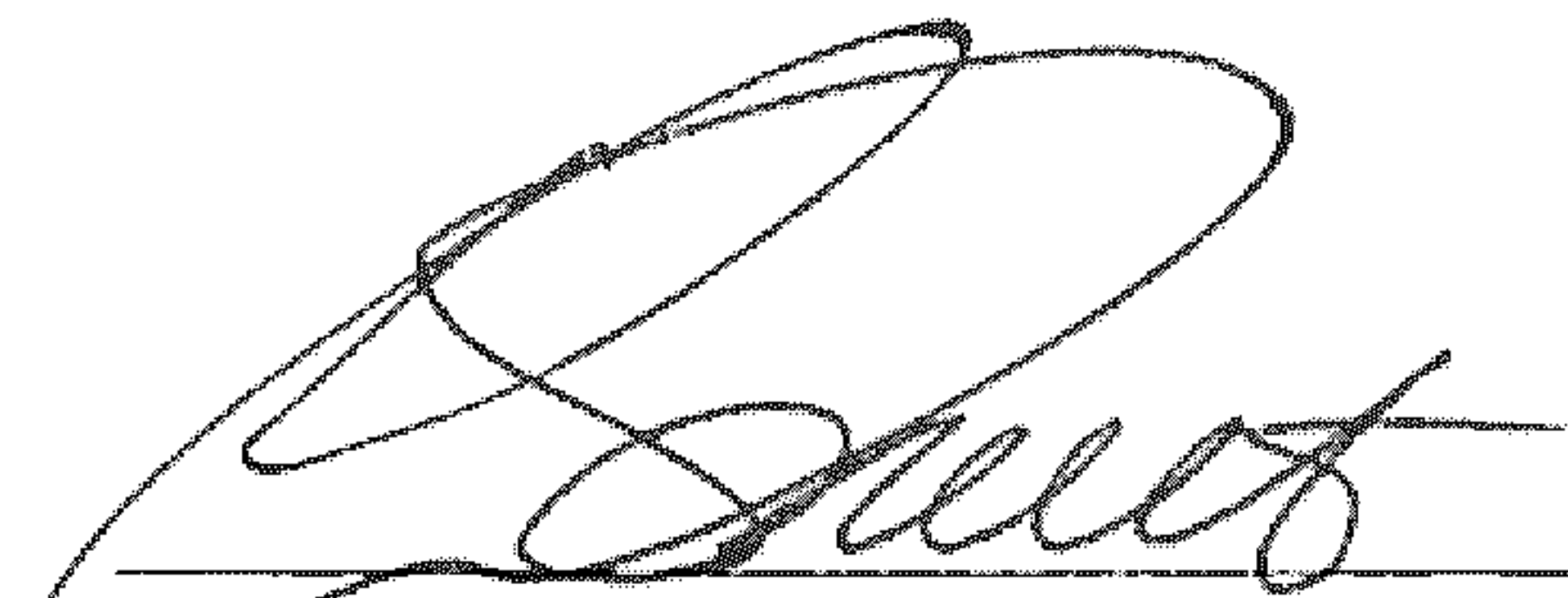
STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing ENHANCED LIFE ESTATE DEED was acknowledged before me, the undersigned authority, by means of physical presence, by **LOUIS FERNANDEZ JR.** and **MARIA FERNANDEZ**, husband and wife, who each produced a driver's license issued by the State of Florida that contained his or her photograph and signature as identification thereby proving him/her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as an Enhanced Life Estate Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 15th day of June, in the year 2026.

[seal]





Notary Public