

6/15/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507687

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Joshua P. Perez, Esq.

BERLIN PATTEN EBLING, PLLC

201 Center Road, Suite 210

Venice, Florida 34285

Parcel ID No. 0137070155

Consideration: \$10.00

(Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED made effective on the 15th day of June 2026, by **CHARLES F. REILLY AND MARY B. REILLY, HUSBAND AND WIFE** (hereinafter referred to collectively as "**Grantors**"), whose address is **1497 Dorgali Drive, Sarasota, Florida 34238**, hereby convey the property described herein to:

CHARLES F. REILLY AND MARY B. REILLY, HUSBAND AND WIFE, HUSBAND AND WIFE, (hereinafter the "**Grantees**"), for a joint life estate without any liability to the remaindermen for waste, and with full power and authority in said life tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without the joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder, if any, to Grantors' daughter **KATHLEEN M. REILLY, AN UNMARRIED WOMAN**, whose address is **55 Romney Street, Apt. 1509, Charleston, South Carolina 29403**.

The following described land situate, lying and being in Sarasota County, Florida, to wit:

**LOT 745, ISLES OF SARASOTA, UNIT 1B, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47,
PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.**

Together with all the improvements, tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

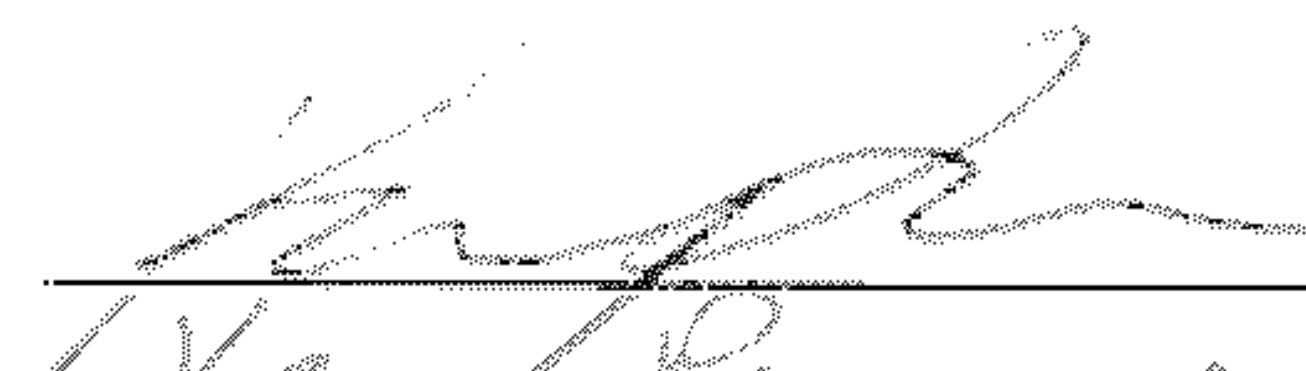
Subject to easements, restrictions, and reservations of record.

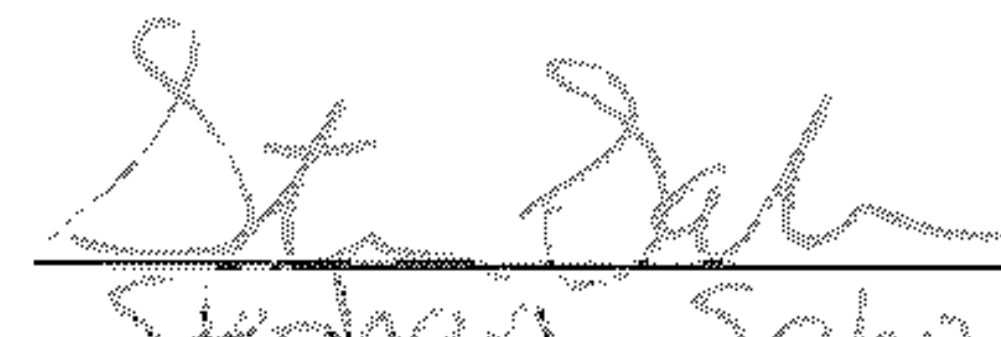
This deed was prepared without the benefit of a title examination.

THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, the Grantors have executed this Enhanced Life Estate Deed on the 15th day of June 2026.

Signed, Sealed and Delivered in presence of:


_____, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285


_____, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285



CHARLES F. REILLY, Grantor



MARY B. REILLY, Grantor

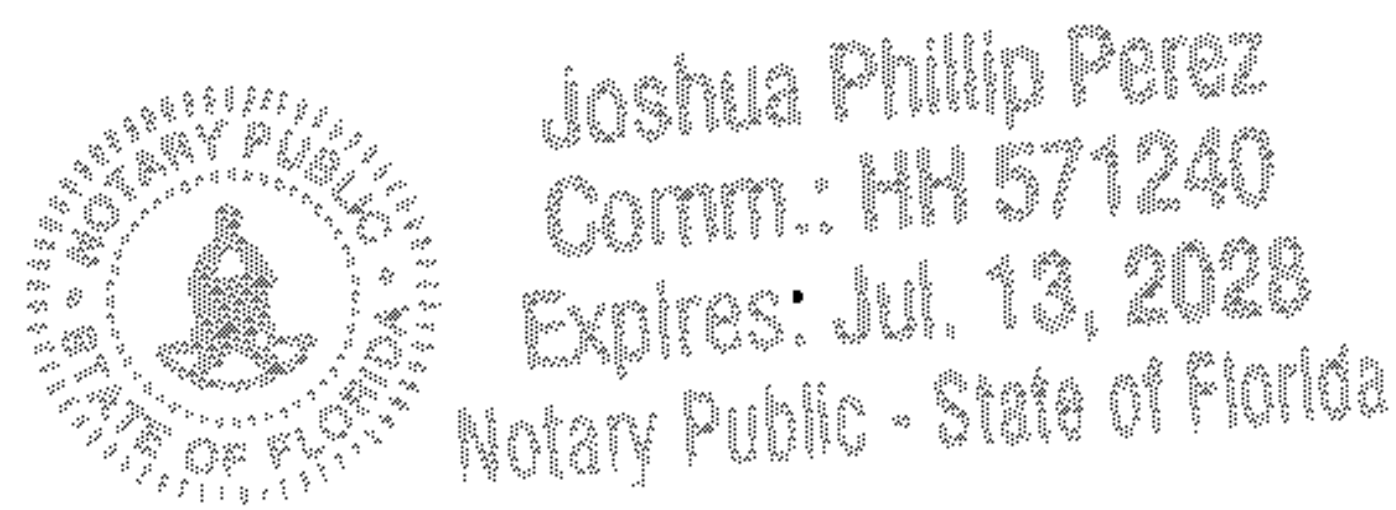
STATE OF FLORIDA

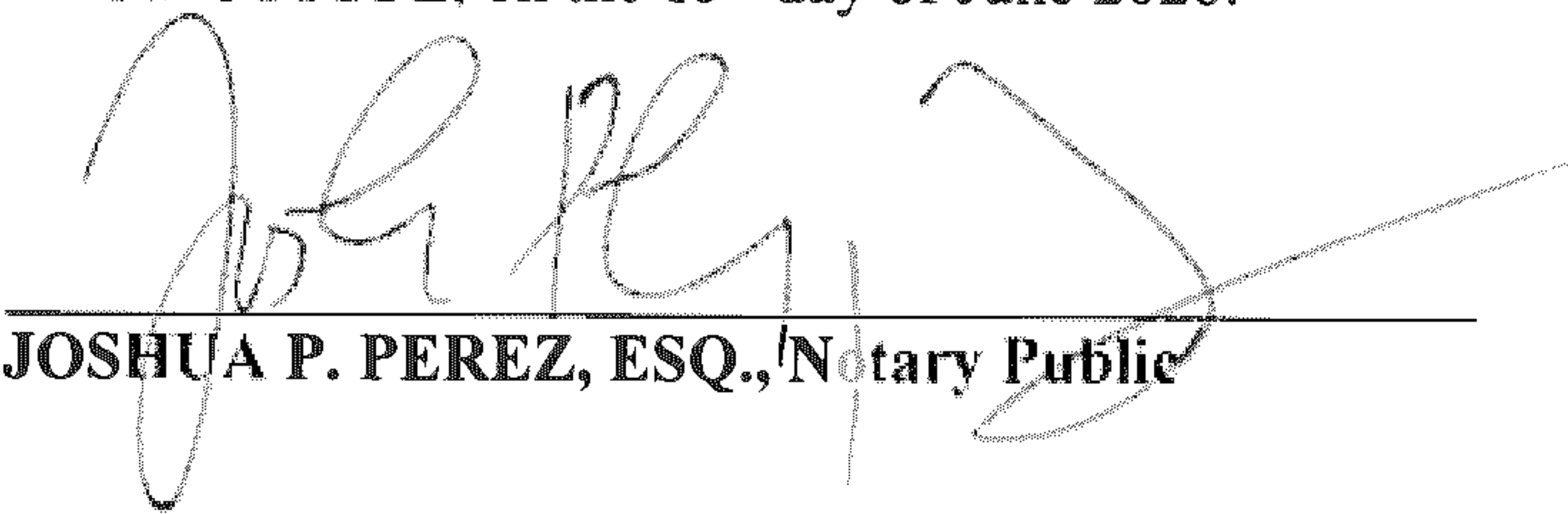
§
§
§

COUNTY OF SARASOTA

The foregoing Enhanced Life Estate Deed was acknowledged before me, the undersigned authority, by means of physical presence by **CHARLES F. REILLY, Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **MARY B. REILLY, Grantor**, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

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





JOSHUA P. PEREZ, ESQ., Notary Public