

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085526 2 PG(S)**

6/23/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3511254

This document was prepared by:

Kevin G. Staas, Attorney

Staas Law Group, PLLC

801 E. Venice Avenue, Suite 2

Venice, FL 34285

941-408-8555

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0405140005

Consideration:	\$ 0.00
Documentary Stamps:	\$ 0.70
Recording Charges:	\$18.50
<u>Indexing</u>	<u>\$ 0.00</u>
Total:	\$19.20

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:
This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.1554, and AGO 2001-31 (April 26, 2001).

**CORRECTIVE WARRANTY DEED
(Enhanced Life Estate)**

*****THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE WARRANTY DEED FILED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2026079714, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

This Indenture, made this 23rd day of June 2026, between **THERESA HARRIS**, a single woman, whose address is 601 Roberts Bay Drive, Nokomis, Florida 34275, Grantor and **THERESA HARRIS**, a single woman, whose address is 601 Roberts Bay Drive, Nokomis, Florida 34275, Grantee, as to a life estate interest, without any liability for waste, and with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below, in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **KIMBERLY H. HACKETT**, whose address is 2406 Hermitage Boulevard, Venice, Florida 34292.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 9, Block 5 of the Mobile City Estates Unit #8, as per Plat thereof on file and of record in Plat Book 9, Page 92 of the Public Records of Sarasota County, Florida, in the Office of the Clerk of the Circuit Court of Sarasota County, Florida.

Street Address: 601 Roberts Bay Drive, Nokomis, Florida 34275

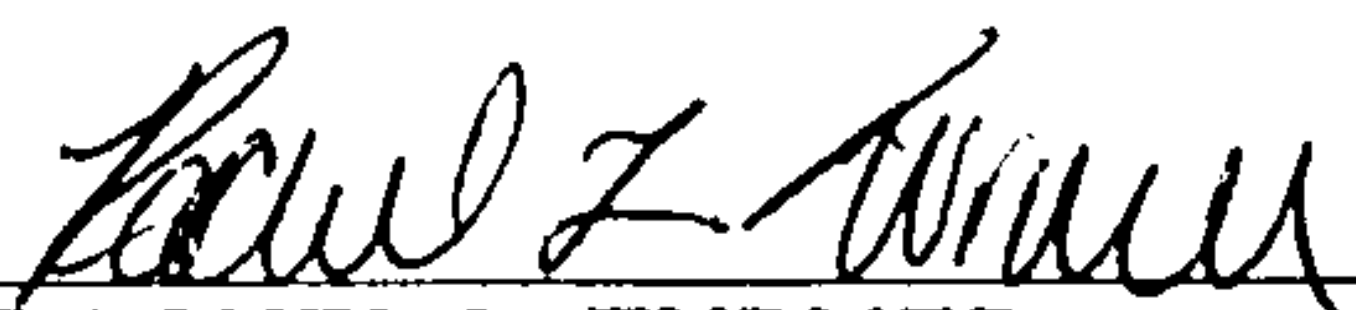
Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes.

**EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN
IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.**

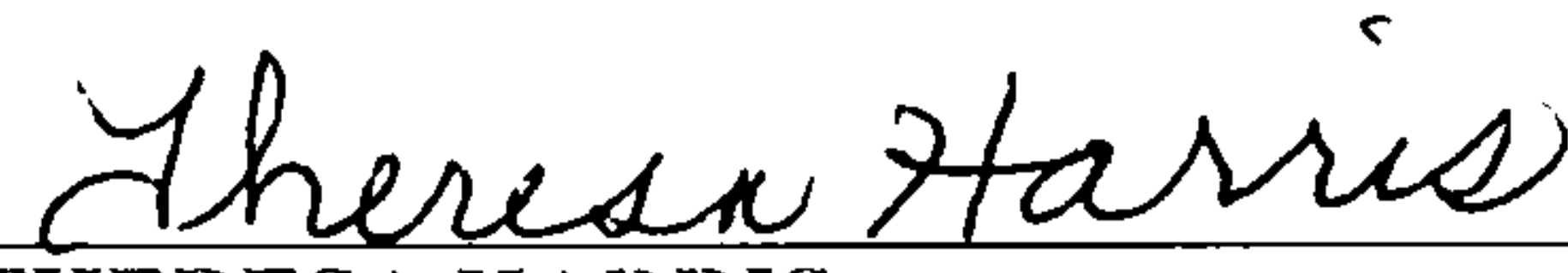
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

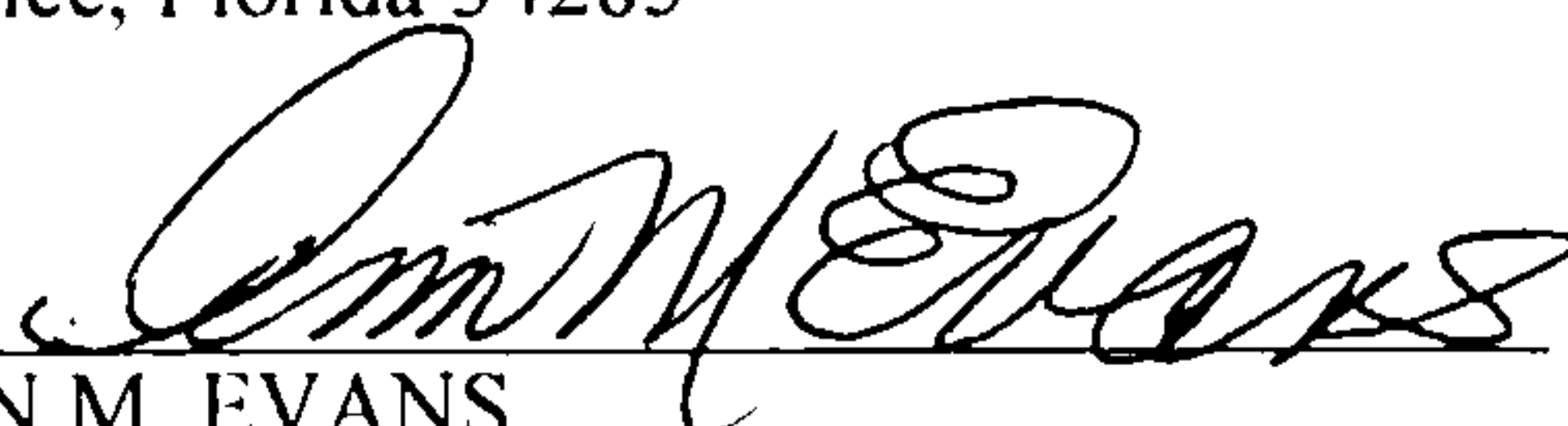
WITNESSES:



RACHEL L. TURNER
801 E. Venice Avenue, Suite 2
Venice, Florida 34285



THERESA HARRIS



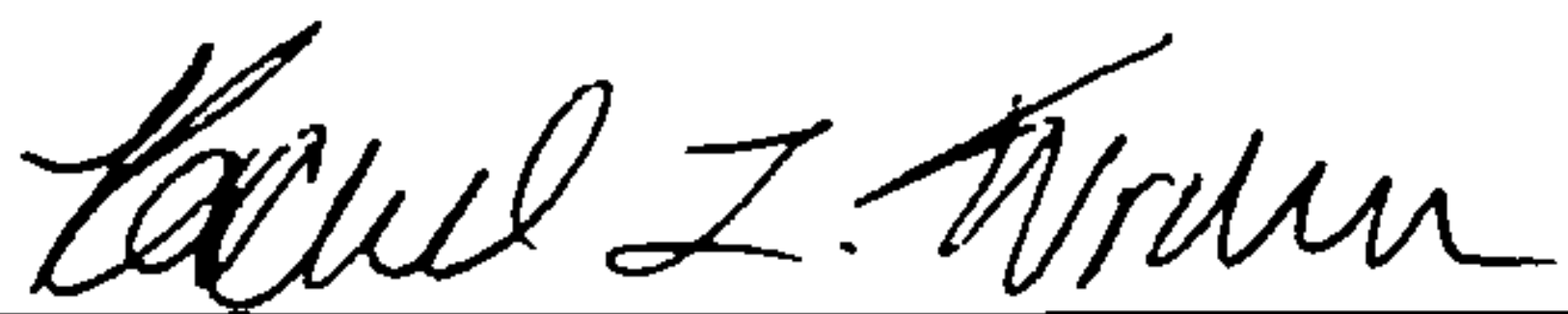
ANN M. EVANS
801 E. Venice Avenue, Suite 2
Venice, Florida 34285

STATE OF FLORIDA

§
§
§

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence on June 23, 2026, by **THERESA HARRIS**, who produced a driver's license issued by Florida that contained her photograph and signature as identification.



RACHEL L. TURNER
Notary Public, State of Florida



RACHEL L. TURNER
Commission # HH 332376
Expires November 15, 2026