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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511366



SMITHLAW
ATTORNEYS

Prepared By:

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Doc Stamp-Deed: \$0.70

PID: 0018020004
Situs: 6015 Ravenwood Dr, Sarasota, FL 34243
Consideration: \$100.00

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ENHANCED LIFE ESTATE DEED

This **ENHANCED LIFE ESTATE DEED** is made on this 23rd day of June, 2026, by

Grantor: **DOLORES SOLARI**, the unmarried widow of Benito Solari, whose post office address is 6015 Ravenwood Dr, Sarasota, FL 34243;

Life Tenant: **DOLORES SOLARI**, a single woman, whose post office address is 6015 Ravenwood Dr, Sarasota, FL 34243, *as Life Tenant*; and

Grantee Remainderman: **PAUL SOLARI**, a single man, whose post office address is 9405 32nd Ct E, Parrish, FL 34219, *as the sole grantee remainderman*.

WITNESSETH, that said Grantor, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to said Grantor in hand paid by said Life Tenant, the receipt whereof is hereby acknowledged, hereby remises, releases and conveys to the said Life Tenant, ***for a life estate***, without any liability for waste, and with full power and authority in said Life Tenant to sell, convey, mortgage, revoke, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the Grantee Remainderman, and with full power and authority to retain any and all proceeds generated thereby, and then the remainder upon the death of Life Tenant to the Grantor's son, **PAUL SOLARI**, *the sole Grantee Remainderman*, who shall then receive all the right, title, interest, claim and demand which Grantor has in and to the following described land, which is situate, lying and being in **Sarasota County, Florida**, to wit:

Lot 77, DESOTO PINES, UNIT 2, as per plat thereof recorded in Plat Book 29, Pages 27, 27A and 27B, of the Public Records of Sarasota County, Florida.

Grantor does hereby bind Grantor and Grantor's 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 Grantor and accepted by Life Tenant and Grantee Remainderman 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 Tenant shall have the full power and authority, without the joinder or consent of the Grantee Remainderman or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantee Remainderman by a further conveyance, which may eliminate any and all rights that the Grantee Remainderman may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different grantee remaindermen. The Grantee Remainderman 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 the Life Tenant. 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 Remainderman until after the death of the Life Tenant.

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

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal 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


DOLORES SOLARI, grantor

Witness 2 signature

Matt Trumble

1561 Lakefront Dr, Unit 204

Sarasota, FL 34240

STATE OF FLORIDA

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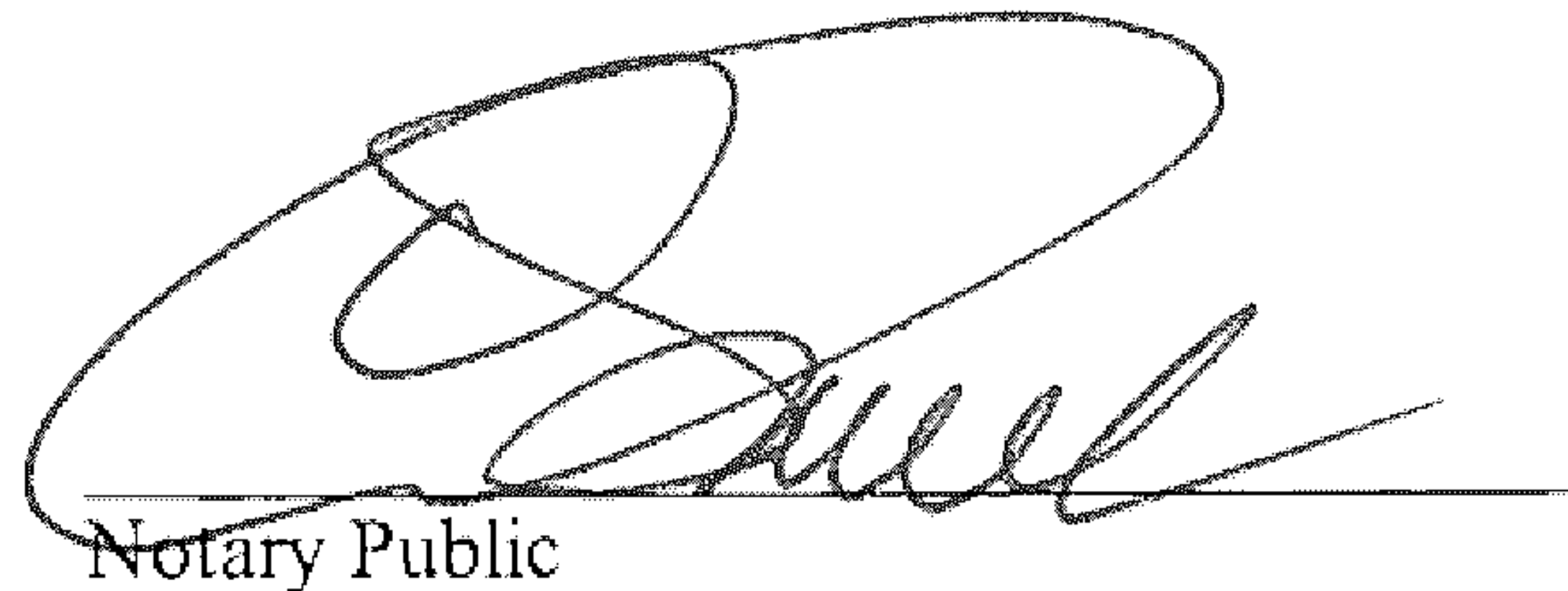
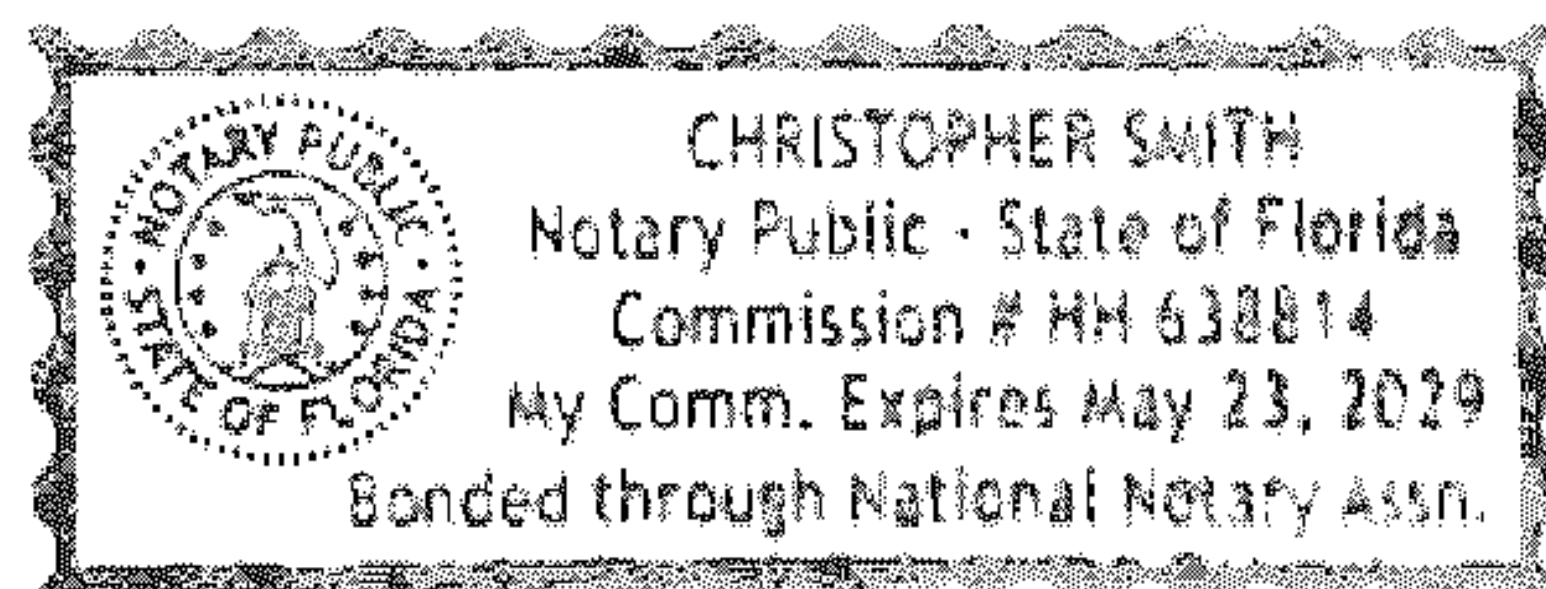
COUNTY OF SARASOTA

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The foregoing ENHANCED LIFE ESTATE DEED was acknowledged before me, the undersigned authority, by means of physical presence, by **DOLORES SOLARI**, the 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, 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 23rd day of June, in the year 2026.

[seal]


Notary Public