

7/22/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523146

PREPARED BY and RETURN TO:

Donald W. Scarlett, Jr., Esq
Ulrich, Scarlett, Watts & Dean, P.A.
713 S. Orange Ave., Suite 201
Sarasota, FL 34236
File Number: 73626.001

Doc Stamp-Deed: \$0.70

ENHANCED LIFE ESTATE DEED

This Enhanced Life Estate Deed is made this 20th day of July, 2026 between **Jean M. Bell, an unremarried widow**, herein called the Grantor, whose address is 5094 Alseir Road, North Port, FL 34288, and **Jean M. Bell, an unremarried widow**, herein called the Grantee, whose address is 5094 Alseir Road, North Port, FL 34288, **as to a life estate for her lifetime, without any liability for waste, coupled with an unrestricted power to convey during her lifetime which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, in whole or in part in fee simple, with or without consideration, without joinder of any remaindermen and with full power and authority to retain exclusively the proceeds from the conveyance, with remainder to Karen E. Bell, Donald R. Bell, Kevin L. Bell, Steven L. Bell and Cameron T. Bell, each as to an undivided 20% interest as tenants-in-common**, herein called the Grantees, whose address is 5094 Alseir Road, North Port, FL 34288.

Witnesseth that the Grantor, for 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, successors and assigns forever, the following described land, situate, lying and being in the Sarasota County, Florida to wit:

Lot 19, Block 2555, 51st Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 21, Page(s) 8, 8A through 8GG, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID:1008-25-5519

AKA 5094 Alseir Road, North Port, FL 34288

(Signature and Notary Page to Follow)

(Signature and notary Page for Enhanced Life Estate Deed)

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to the condition of title.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Antonia J. Abreu

Witness

Printed Name: Antonia J. Abreu
P.O. Address: 713 S Orange Ave, Ste 201
Sarasota, FL 34236

Jean M. Bell

Jean M. Bell

Laura Jacobs

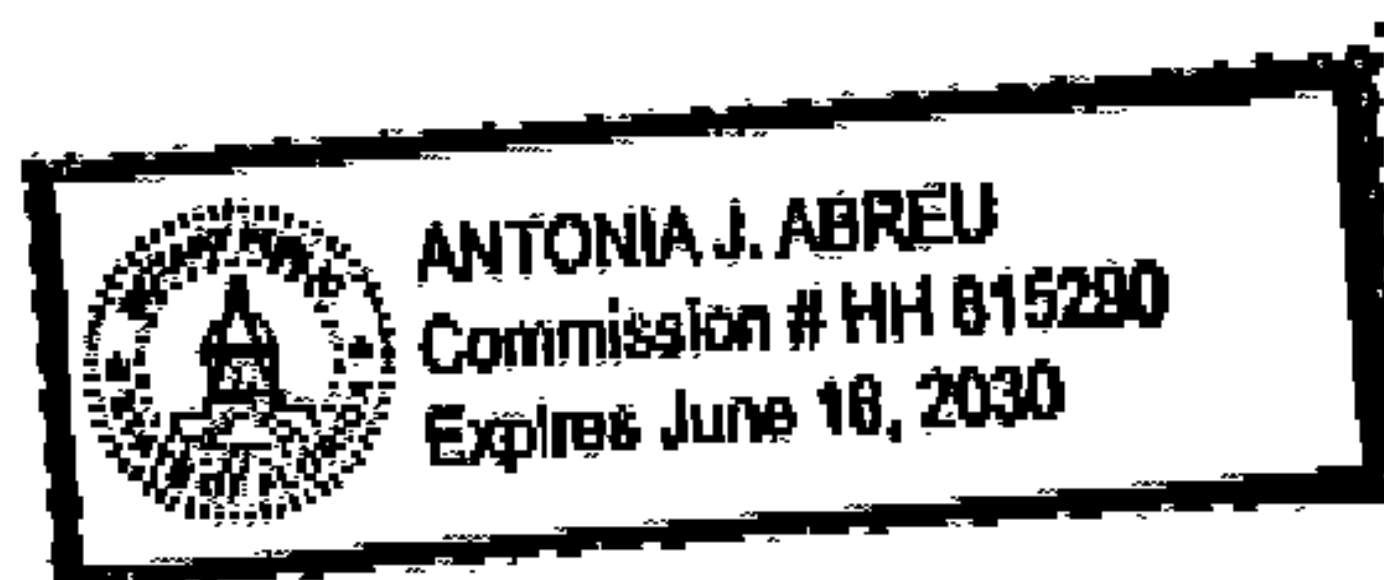
Witness

Printed Name: LAURA JACOBS
P.O. Address: 3124 NORMANDY DR
PORT CHARLOTTE, FL 33952

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2026 by **Jean M. Bell** who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Antonia J. Abreu

Notary Public

Print Name: _____

My Commission Expires: _____