

THIS INSTRUMENT PREPARED BY:

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333 Tamiami Trail S, Suite 219
Venice, FL 34285

8/13/2026 11:43 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532078

Property ID No: 0461010016
SARASOTA COUNTY

Doc Stamp-Deed: \$0.70

WARRANTY DEED
ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 13th day of August 2026
between:

EMILY DUVIER ZIMMERMAN, a widow, whose street address is 4327 Via Del Villetti,
Venice, FL 34293, hereinafter called the "Grantor"

TO:

EMILY DUVIER ZIMMERMAN, a widow, whose street address is 4327 Via Del Villetti,
Venice, FL 34293, hereinafter called the "Grantee"), a life estate without any liability for waste,
with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the real
property described below in fee simple with or without consideration, including the power to
divest the remainderman of his interest and convey the remainder interest to a new
remainderman, without joinder by the remainderman, and to retain any and all proceeds derived
therefrom. Upon the death of the life tenant, the remainder shall go to: Todd Ryan Zimmerman
of 4327 Via Del Villetti, Venice, FL 34293, herein called the "Remainderman".

(which terms "Grantor", "Grantee" and "Remainderman", shall include singular or plural,
corporation or individual and either sex, and shall include heirs, legal representatives, successors
and assigns of the same).

WITNESS: That the GRANTOR, for and in consideration of \$10.00 and other valuable
consideration, does hereby grant, bargain, sell, remise, release and convey unto the
GRANTEE, **subject to retained life estates in the Life Tenant; to wit: EMILY DUVIER
ZIMMERMAN, a widow, as described further in the Reservations and Limitations to
Conveyance and Warranty set forth below**, the following described land, situate, lying
and being in SARASOTA County, Florida, to wit:

Legal Description:

Lot 115, Venetia – Phase 4, according to the map or plat thereof, as recorded in Plat
Book 43, Page(s) 13, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements
and agreements of record, if any; taxes and assessments for the year 2016 and

subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any;

TOGETHER; with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

WARRANTY: This deed binds the Life Tenant and her heirs and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, **except as to the Reservations and Limitations to Conveyance and Warranty** set forth above.

EXECUTED this 13th day of August 2026 Signed and Sealed in the presence of:

Emily Duvier Zimmerman
Signature of Grantor –
EMILY DUVIER ZIMMERMAN

[Signature]
Witness Signature

Feb D. de L.
Witness Signature

333 Tamiami Tr. # 219
Witness Address Venice, FL 34285

333 Tamiami # 219
Witness Address Venice, FL 34285

Violetta Beliskaya
Witness Printed Name

Frank David DeLarco
Witness Printed Name

STATE OF Florida
COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2026 by Emily Duvier Zimmerman,
who ☐ is personally known to me or ☒ produced a FL DL as identification,
regarding the attached instrument described as: FL DL
and to whose signature this notarization applies.

Dawn Marie Bates Buchanan
Signature of Notary Public – State of Florida



DAWN MARIE BATES-BUCHANAN
Commission # HH 301630
Expires December 17, 2026