

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122438 2 PG(S)
September 09, 2026 10 52 17 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

This Instrument Prepared By And
After Recording Return To:
Robert W. Darnell, Esq.
THE DARNELL LAW GROUP
2639 Fruitville Road, Suite 201
Sarasota, Florida 34237
(941) 365-4950

Doc Stamp-Deed \$0.70



ENHANCED LIFE ESTATE DEED

This DEED, executed this 9 day of September,
2026, between the Grantor, ARMINDA A. CUERVO, a single woman,
whose address is 4570 Mohican Trail, #152, Sarasota, Florida
34233, and the Grantee Beneficiaries, MARTHA J. CORDERO and
DIANA MARCELA RICO, as Joint Tenants With Rights of
Survivorship, whose addresses are 778 Night Owl Lane, Winter
Springs, Florida 32708 and 4001 Beneva Road, Apt. 332, Sarasota,
Florida 34232, respectively.

For good and valuable consideration paid by the Grantee
Beneficiaries, the receipt of which is hereby acknowledged, the
Grantor does hereby transfer and convey the following described
property to the Grantee Beneficiaries effective on the date of
the death of the Grantor:

Unit No. 152, LAKE TIPPECANOE, a Condominium,
according to the Declaration of Condominium recorded
in Official Records Book 987, Page 114, and all
exhibits and amendments thereof, and recorded in
Condominium Plat Book 6, Page 28, of the Public
Records of Sarasota County, Florida.

Subject to all easements, restrictions and reservations
of record, if any.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN
EXAMINATION OF TITLE.

Parcel I.D.#: 0069031174

The Grantor hereby reserves a life estate for herself
during the Grantor's lifetime, coupled with an unrestricted
power to convey during the Grantor's lifetime, which
includes the power to sell, gift, mortgage, lease and
otherwise dispose of the property, and to retain the
proceeds from the conveyance.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

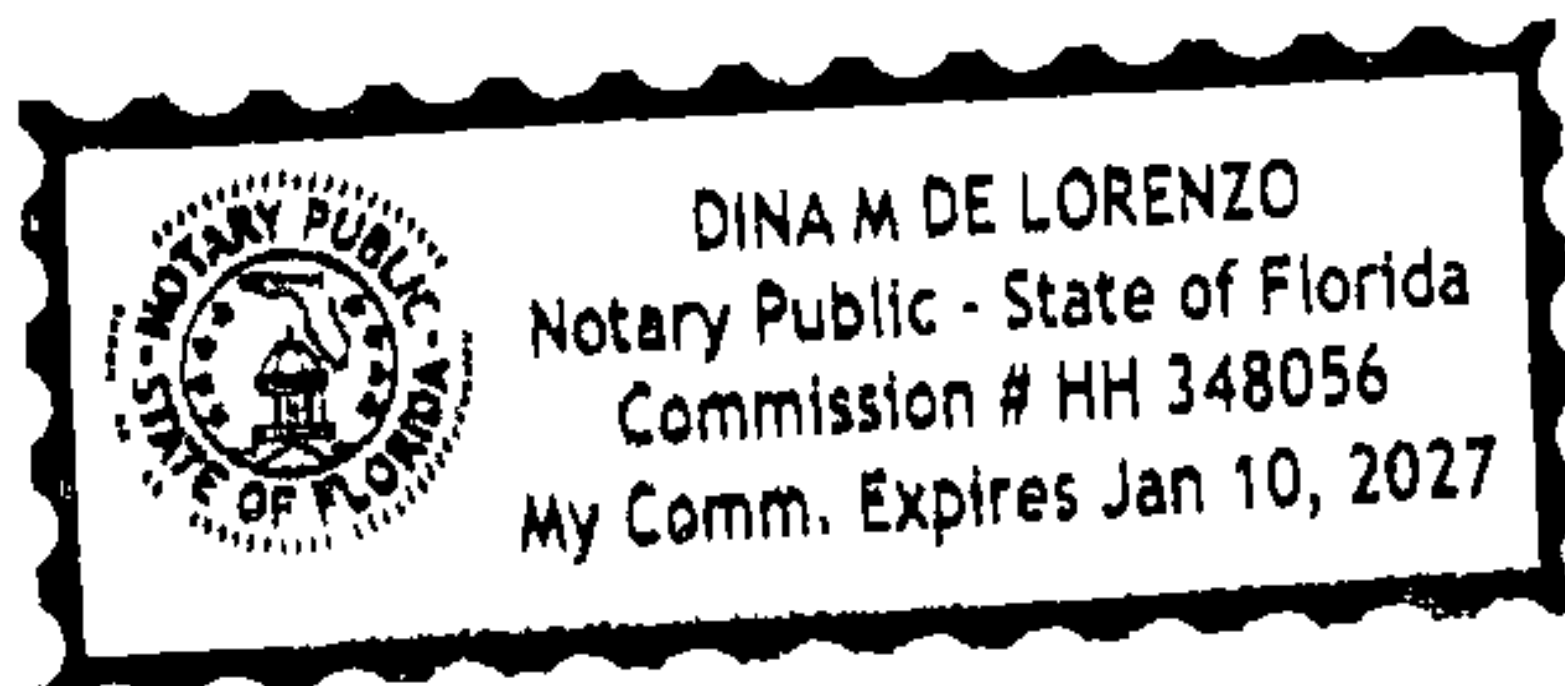

Print Name: Arminda Rico Natta
Address: 2639 Fruitville Road,
Suite 201, Sarasota, FL 34237

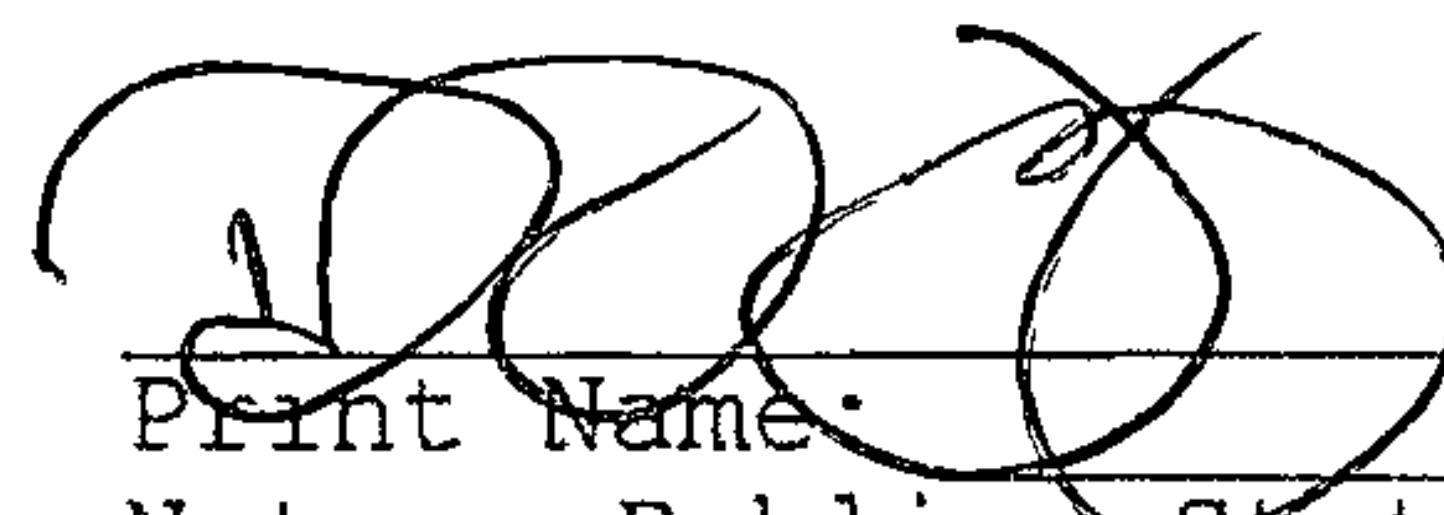

ARMINDA A. CUERVO
Address: 4570 Mohican Trail, #152
Sarasota, Florida 34233

Rosa Lavy
Print Name Rosa Lavy
Address. 2639 Fruitville Road,
Suite 201, Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me by ARMINDA A. CUERVO, who is personally known to me, who appeared by means of physical presence and who acknowledged to and before me that she executed the same freely and voluntarily for the purposes therein expressed, this 9th day of September, 2021.




Print Name: Dina M. De Lorenzo
Notary Public, State of Florida
My commission expires: 1/10/2027

(RWD.dl\w\4718\LadyBird)