

9/9/2026 1:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542755

Prepared by / Return to:

Robert L. Cemovich, Esq.

Cemovich Law Firm, P.A.

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Venice, FL 34293

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www.cemolaw.com

Doc Stamp-Deed: \$0.70

PID No. 0461091086

Documentary Stamp Taxes: \$0.70

FEE SIMPLE DEED

(enhanced life estate deed)

This Indenture made by MARY KAY VRBA, a single person, whose address is 563 Circlewood Dr #V-14, Venice, FL 34293 (the "Grantor"), to CHRISTINA RIDDER, a single person, and AMY HELLMERS, a single person, as joint tenants with rights of survivorship, whose address (for property taxation purposes) is 563 Circlewood Dr #V-14, Venice, FL 34293 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of the corporations wherever the context so requires.)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the Grantee, all that certain land and property situate in **Sarasota County**, State of Florida, viz:

Unit V-14, Circle Woods of Venice, Section 1, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 911, Page 1, as thereafter amended, and as per Plat thereof recorded in Condominium Book 5, Page 5, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

The property is Grantor's homestead under the laws and Constitution of the State of Florida.

This deed is prepared without the benefit of a title search or examination.

Grantor reserves unto herself for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in

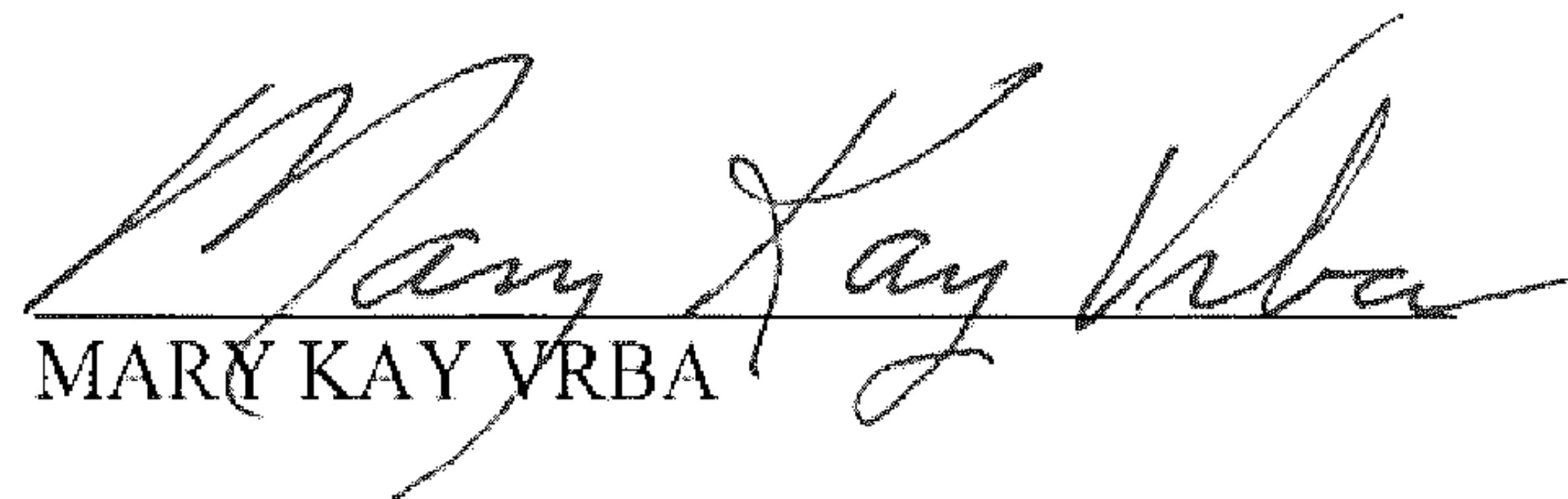
her sole discretion shall decide, except to dispose of said property, if any, by devise upon Grantor's death. Grantor further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

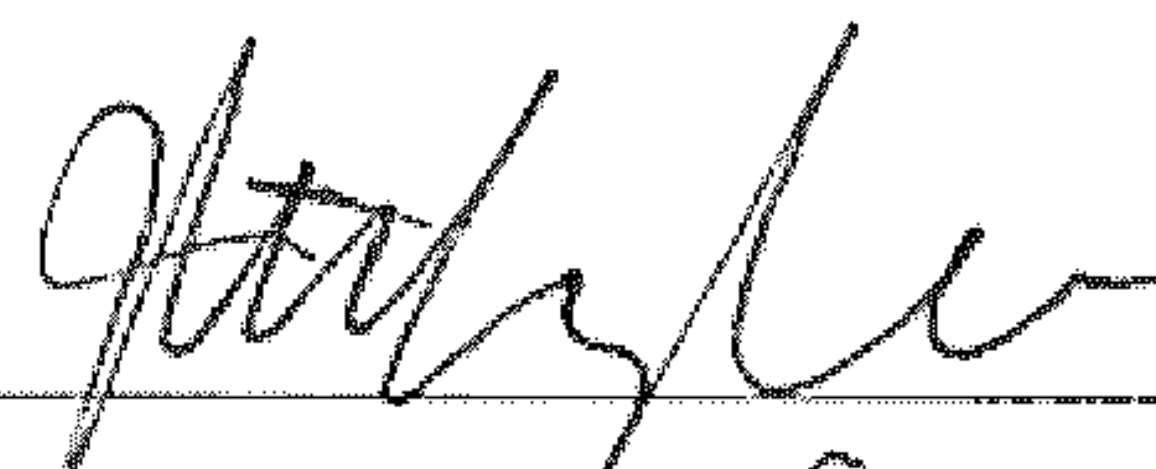
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

In Witness Whereof, Grantor has hereunto set Grantor's' hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in the presence of:

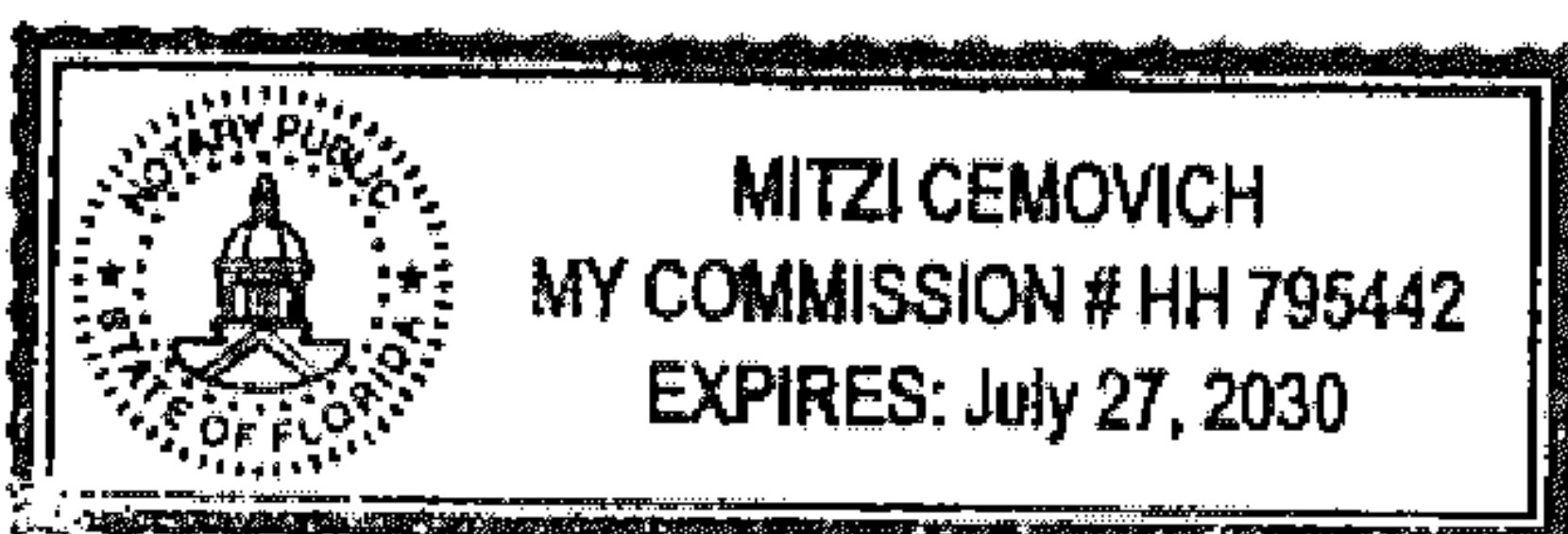

Witness
Print Name: Colleen Jais
767 Shamrock Blvd, Venice, FL 34293

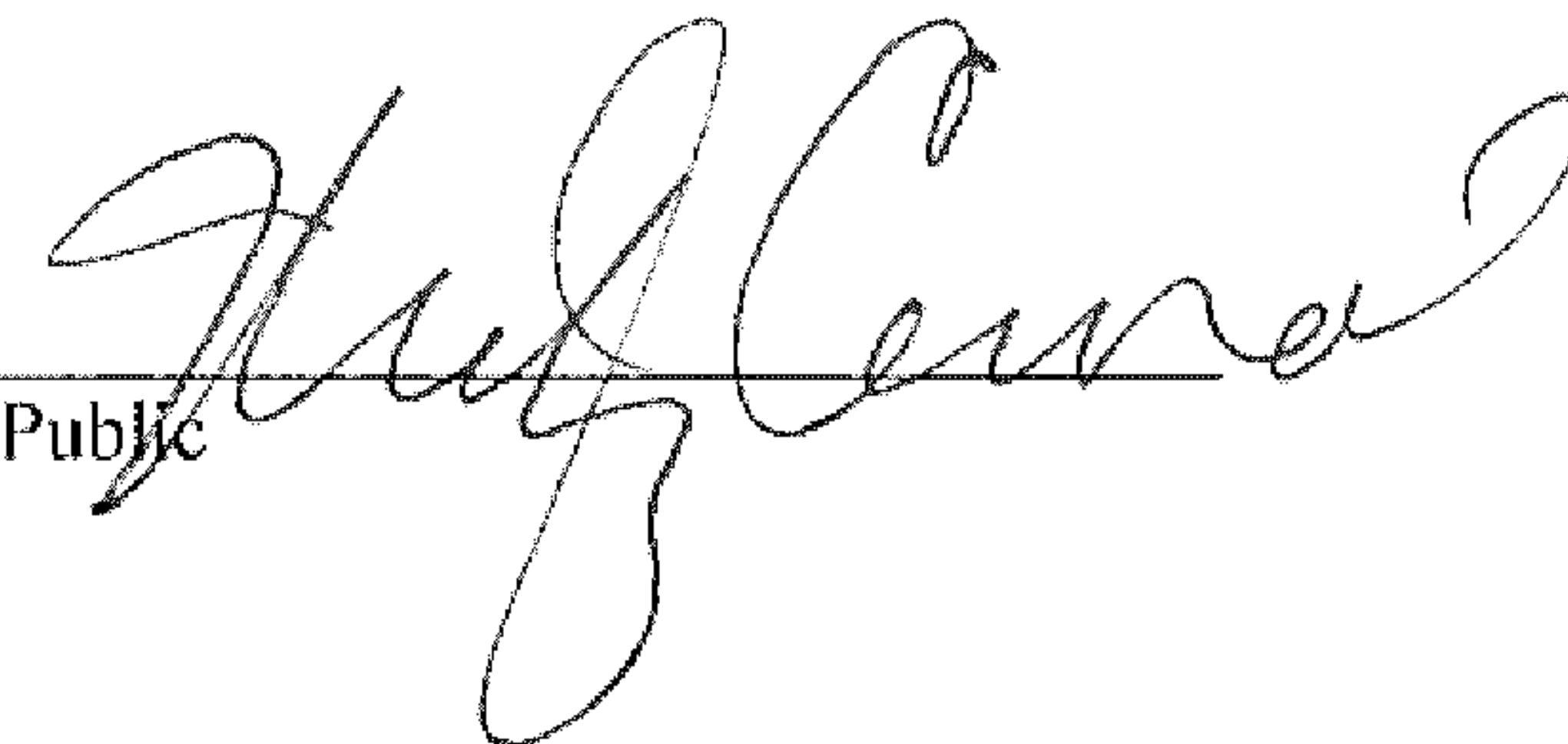

MARY KAY VRBA


Witness
Print Name: Mitzi Cernovich
767 Shamrock Blvd, Venice, FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on 9-9-, 2026, by MARY KAY VRBA, who has produced a Florida driver's license as identification.




Notary Public