

9/10/2026 4:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3543720

Doc Stamp-Deed: \$0.70

PREPARED BY AND RETURN TO:
ROBERT D. SCHWARTZ
ROBERT D. SCHWARTZ, P.A.
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone (561) 736-3440
Property Identification No.
1005012117

WARRANTY DEED
(ENHANCED LIFE ESTATE DEED)

THIS WARRANTY DEED, executed on September 8, 2026, by ALMA B. LUISO, an un-remarried widow, whose post office address is 3721 Monday Terrace, North Port, Florida 34286, hereinafter called the Grantor, to ALMA B. LUISO, a single woman, **as to a Life Estate Interest, with a Remainder Interest** to GABRIELA LUCIA LUISO, a single woman, whose post office address is 42091 Coulon Drive, Clinton Township, Michigan 48038, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 17, Block 121, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Page 20, of the Public Records of SARASOTA County, Florida.

More commonly known as 3721 Monday Terrace, North Port, Florida 34286.

The said life tenant hereby specifically reserves unto herself a life estate in and to said described premises, with remainder to Grantee, and the right to occupy same during her life without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease and otherwise dispose of the property described above in fee simple with or without consideration, and to retain absolutely any and all proceeds derived therefrom. The life tenant shall also have full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remainderman without their joinder.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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; and that said land is free of all encumbrances, except taxes for the current year and all subsequent years.

This Deed has been prepared without the benefit of title examination.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
Signed, Sealed and Delivered in the presence of:



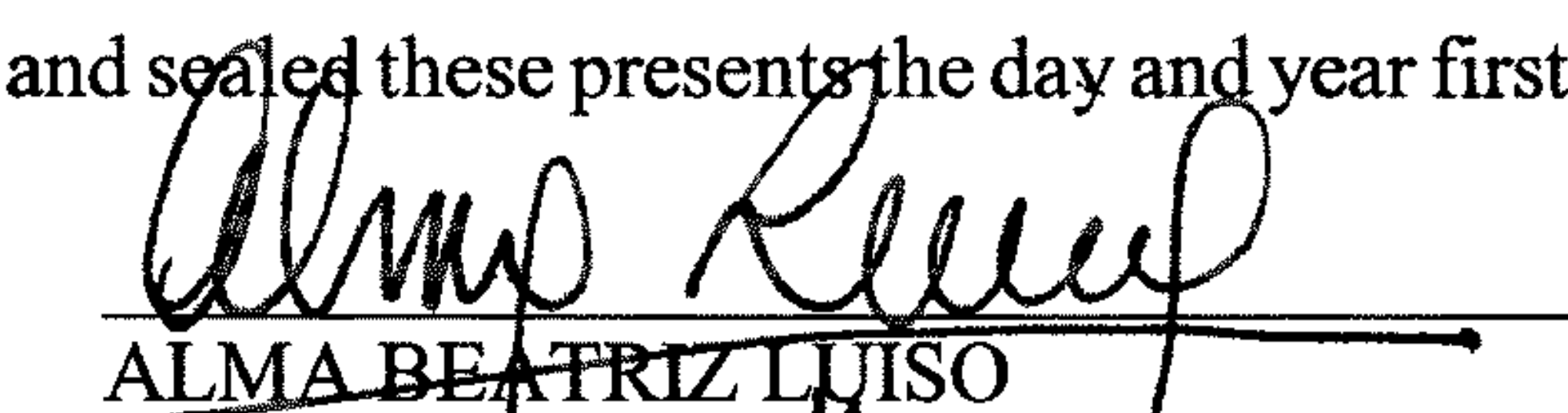
(first witness signature)

MARY ANN SCHNELL

(first witness print name)

18245 PAULSON DRIVE
PORT CHARLOTTE FL 33954

(first witness address)



ALMA BEATRIZ LUISO

(second witness signature)

BRANDON K. HILLIARD

(second witness print name)

18245 PAULSON DRIVE
PORT CHARLOTTE FL 33954

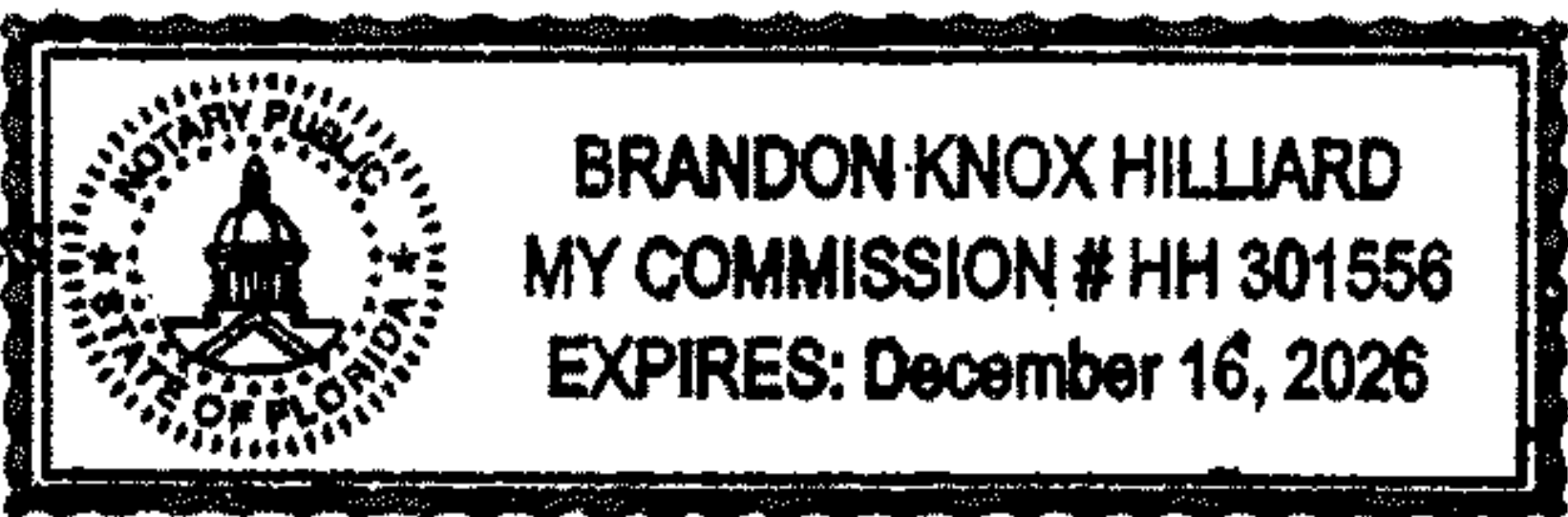
(second witness address)

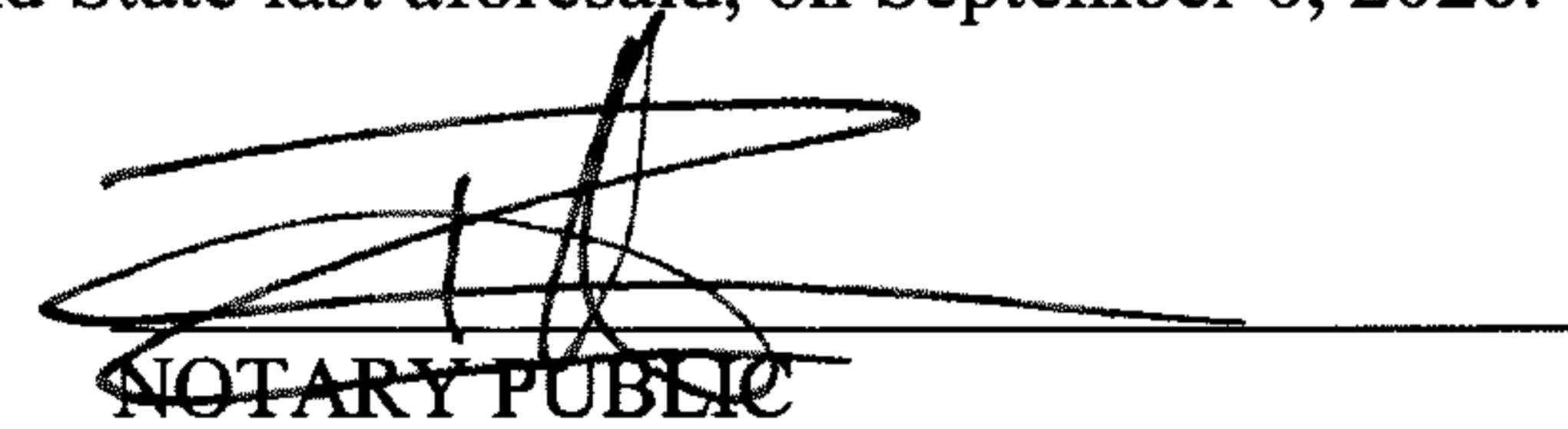
State of Florida
County of Charlotte

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by ALMA BEATRIZ LUISO, who is ☐ personally known to me or who has ☒ produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, on September 8, 2026.

My commission expires




NOTARY PUBLIC