

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123885 2 PG(S)
September 11, 2026 11:58:20 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared without the benefit of title search
by:
Shanna Hourihan, Esq.
Attorney at Law
Shanna Hourihan Law, PLLC
P.O. Box 110008
Bradenton, FL 34211

Return to:
Arlene Stevens
507 N. Tamiami Tr. #202A
Venice, FL 34285

Doc Stamp-Deed: \$0.70



[Space Above This Line For Recording Data]

Enhanced Life Estate Deed

This Enhanced Life Estate Deed made this 10th day of September, 2026 between, **Arlene Stevens**, a single woman, whose post office address is 507 N. Tamiami Tr. #202A, Venice, Florida, 34285, ("Grantor"), and **Arlene Stevens**, a single woman, whose post office address is 507 N. Tamiami Tr. Venice, Florida, 34285 ("Life Estate Grantee") and **William Millar**, a single man, whose post office address is 570 Hampton Rd #25 Southhampton, NY 11968 ("Remainderman Grantee"):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantors, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantors paid by said grantees, the receipt whereof is hereby acknowledged, does hereby bargain, sell, remise, release, convey and confirm unto the said Life Estate Grantee, **Arlene Stevens**, for and during her natural life, and upon her death, to **William Millar**, as Remainderman Grantee, and to Remainderman Grantee's beneficiaries and assigns forever, all the right, title, interest, claim and demand which grantors have in and to the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Unit A202, Porto Vista "A", a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2021215923, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Grantor reserves the exclusive use and enjoyment of the rents, issues, and profits of the above granted premises for and during the natural lifetime of the Life Estate Grantee. Grantor further reserves unto Life Estate Grantee, for and during her natural lifetime, the right, without joinder or consent of the Remainderman Grantee, to sell, grant, lease, encumber by mortgage, pledge, or lien, or otherwise 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 interest of the Remainderman Grantee, as Life Estate Grantee in her sole discretion shall decide, except to dispose of said property by devise upon death. Grantor further reserves unto Life Estate Grantee the right to cancel and divest this deed by conveyance which may destroy any and all rights which the Remainderman Grantee may possess under this deed. Remainderman Grantee shall hold a remainder interest in the property described herein and upon the death of the Life Estate Grantee, if the property described herein has not been previously disposed of prior to Life Estate Grantee's death, all right and title to the property remaining shall fully vest in Remainderman Grantee, subject to such liens and encumbrances existing at that time.

This deed is given subject to restrictions, reservations, limitations, conditions and easements of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

Exempt transaction: This transaction is exempt from documentary stamp tax under Florida Rule 12B-4.014(2)(a) as a transfer without consideration of which the grantor is also a grantee and there is no mortgage on the property.

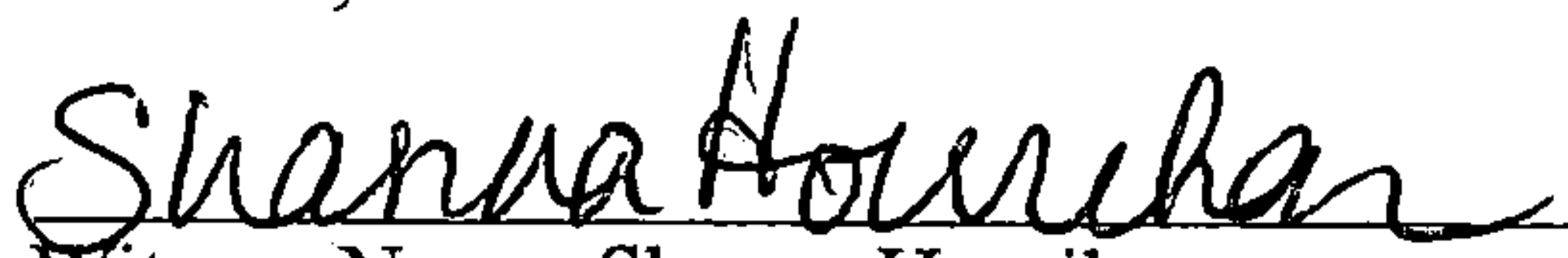
Homestead statement: Grantor warrants that the real property conveyed herein is the homestead of the Grantor and Life Estate Grantee, as defined under the Constitution and statutes of the State of Florida. Life Estate Grantee retains present possessory interest in the above-described land for use as a permanent residence pursuant to F.S. 196.031.

Save Our Homes Cap: This transfer does not trigger a revaluation of or loss of the Save Our Homes cap as the owner is both grantor and grantee and the same persons are entitled to the homestead exemption before and after the transfer thus not a change of ownership as defined under 193.155, F.S.

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


Witness Name: Alicia Piro
Witness address: 7719 Holiday Dr.
Sarasota, FL 34231


Arlene Stevens


Witness Name: Shanna Hourihan
Witness address: 7719 Holiday Dr.
Sarasota, FL 34231

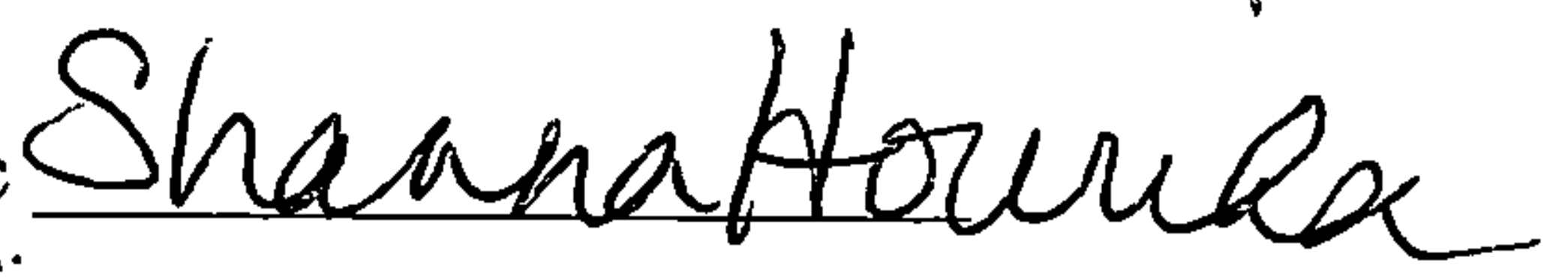
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2026, by Arlene Stevens, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



SHANNA HOURIHAN
Notary Public
State of Florida
Comm# HH725996
Expires 10/18/2029

Notary Public 
Printed Name: _____
My Commission Expires: _____