

**Prepared by and when recorded return to:**

PAUL CONSRUCK, ESQ.  
871 VENETIA BAY BOULEVARD, STE. 202  
VENICE, FLORIDA 34285

**Property Appraiser's Parcel Identification  
No. 0401111039**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026123909 3 PG(S)  
September 11, 2026 12 47 42 PM  
KAREN E RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70



(Space above this line reserved for recording office use only)

## **WARRANTY DEED RESERVING ENHANCED LIFE ESTATE**

**THIS INDENTURE** is made on September 11, 2026, between:

Grantor: CAROL A. DOYLE  
Address: 1211 Capri Isles Boulevard Apt. 39, Venice, Florida 34292

and

Life Tenant: CAROL A. DOYLE  
Address: 1211 Capri Isles Boulevard Apt. 39, Venice, Florida 34292

Life Tenant shall have a life estate for so long as Life Tenant may live, without any liability for waste, and with full power and authority in Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the Subject Property, as hereinafter defined, in fee simple, with or without consideration, without joinder by the Grantee remaindermen named below, and with full power and authority to keep absolutely any and all proceeds derived therefrom. Upon the death of the Life Tenant, title shall immediately vest in the following Grantee remaindermen who shall own the Subject Property in equal shares as joint tenants with full right of survivorship:

1<sup>st</sup> Grantee: LOUREN DOYLE, a married woman  
Address: 5 Honey Lane, E. Northport, NY 11731

2<sup>nd</sup> Grantee: JENNIFER VATRANO, a single woman  
Address: 65 Raleigh Drive, Palm Coast, FL 32164

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenant, the following described property:

Condominium Unit 39, THE FAIRWAYS OF CAPRI PHASE 1, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1481, Page 1285, as amended from time to time, and in Condominium Plat Book 18, Page(s) 3, 3A and 3B, of the Public Records of Sarasota County, Florida.

This deed was prepared without the benefit of title examination or opinion.

**TO HAVE AND TO HOLD**, the Subject Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Life Tenant shall have the full power and authority, without the joinder or consent of the Grantees or any other person, to amend, revoke, divest, replace, change or alter the designation of the Grantees by a further conveyance, which may eliminate any and all rights that the Grantees may possess under this deed, including a conveyance back to Grantor, at which time Grantor may designate one or more different Grantees. The Grantees shall have no right, power, or authority to assign, transfer, encumber, or otherwise dispose of the Subject Property or any part thereof until the death of the Life Tenant. No interest in the Subject Property shall be subject in any manner to any claim, liability, attachment, execution, or other process of law of any creditor of the Grantees.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed Reserving Enhanced Life Estate on the day and year first above written.

Signed, Sealed and Delivered  
in presence of

Paul Consbruck  
Witness Signature

PAUL CONSRUCK

(Printed Name)

871 Venetia Bay Boulevard, Ste. 202  
Venice, FL 34285

Carol A. Doyle  
CAROL A. DOYLE

Fernie-Anne Eslinger  
Witness Signature

Fernie-Anne Eslinger  
(Printed Name)

871 Venetia Bay Boulevard, Ste. 202  
Venice, FL 34285

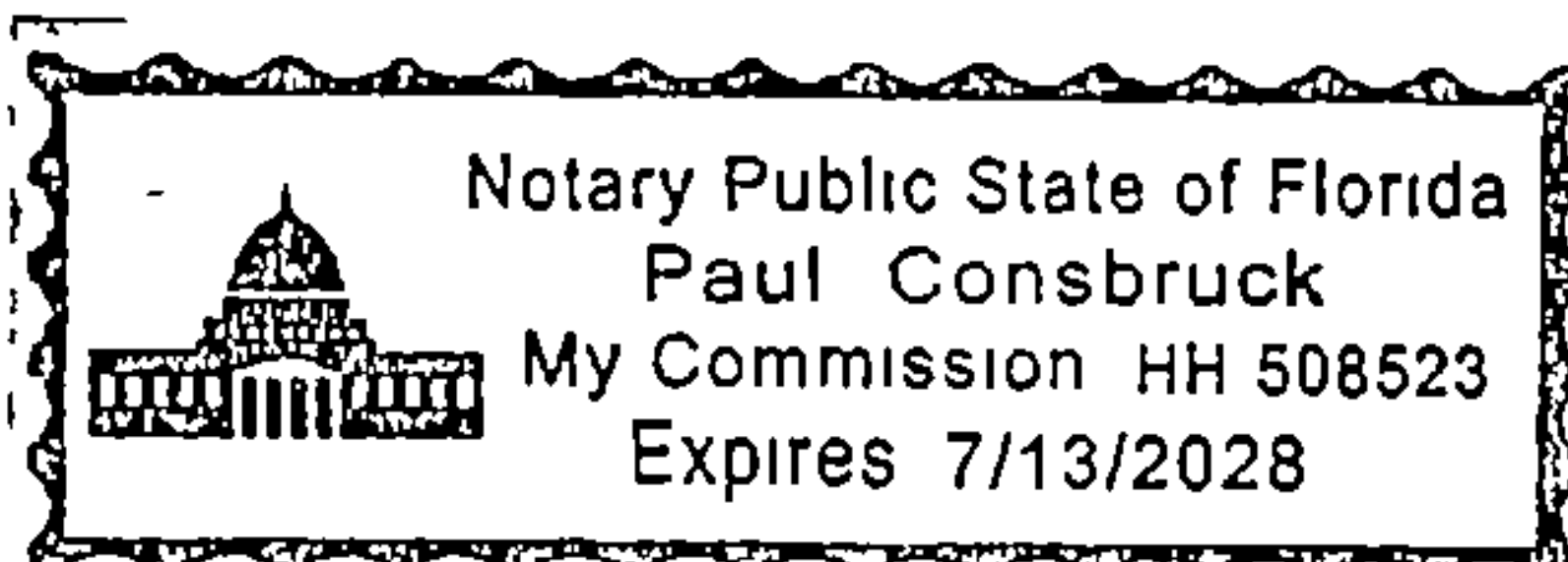
STATE OF FLORIDA

COUNTY OF SARASOTA

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by CAROL A. DOYLE, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on September 11, 2026.



Paul Consbruck  
Notary Public