

9/17/2026 11:27 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546183

Doc Stamp-Deed: \$0.70

Prepared by / Return to:

Robert L. Cemovich, Esq.

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PID No. 0399020200

Documentary Stamp Taxes: \$0.70

FEE SIMPLE DEED

(enhanced life estate deed)

This Indenture made by PHILLIP HARRY DAVIS, SR., a single person, whose address is 777 Ibiza Loop, Venice, FL 34292 (the "Grantor"), to CHAQUITA C. DAVIS, a single person, for her lifetime, then to JULIUS Z. DAVIS, a single person, whose address (for property taxation purposes) is 777 Ibiza Loop, Venice, FL 34292 (the "Grantees"):

(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 Grantees, all that certain land and property situate in **Sarasota** County, State of Florida, viz:

Lot 200, PALENCIA, according to the plat as recorded in Plat Book 55, Pages 160 through 169, of the Public Records of Sarasota County, Florida.

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 and Grantee CHAQUITA C. DAVIS' homestead, under the laws and Constitution of the State of Florida.

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

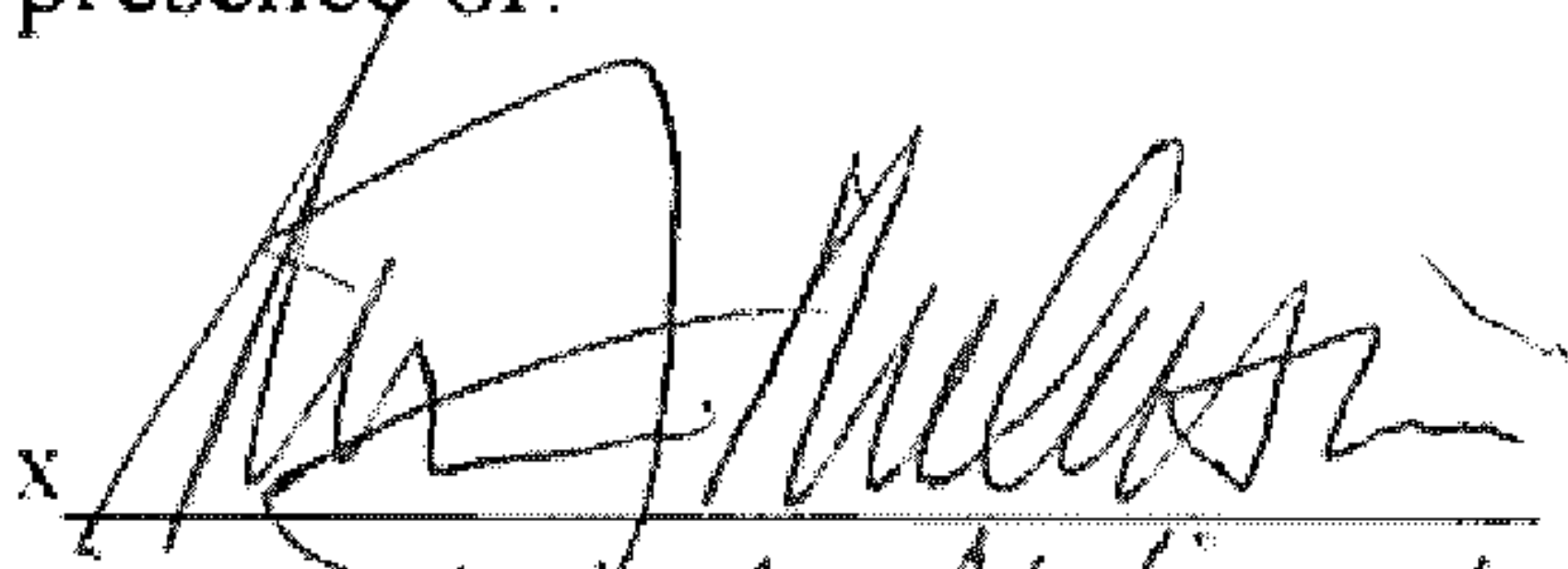
Grantor reserves unto himself for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto himself, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise 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 Grantees, as Grantor in his sole discretion shall decide, except to dispose of said property, if any, by devise upon Grantor's death. Grantor further reserves unto himself the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantees may possess under this deed. Grantees shall hold a remainder interest in the property described herein and upon the death of the

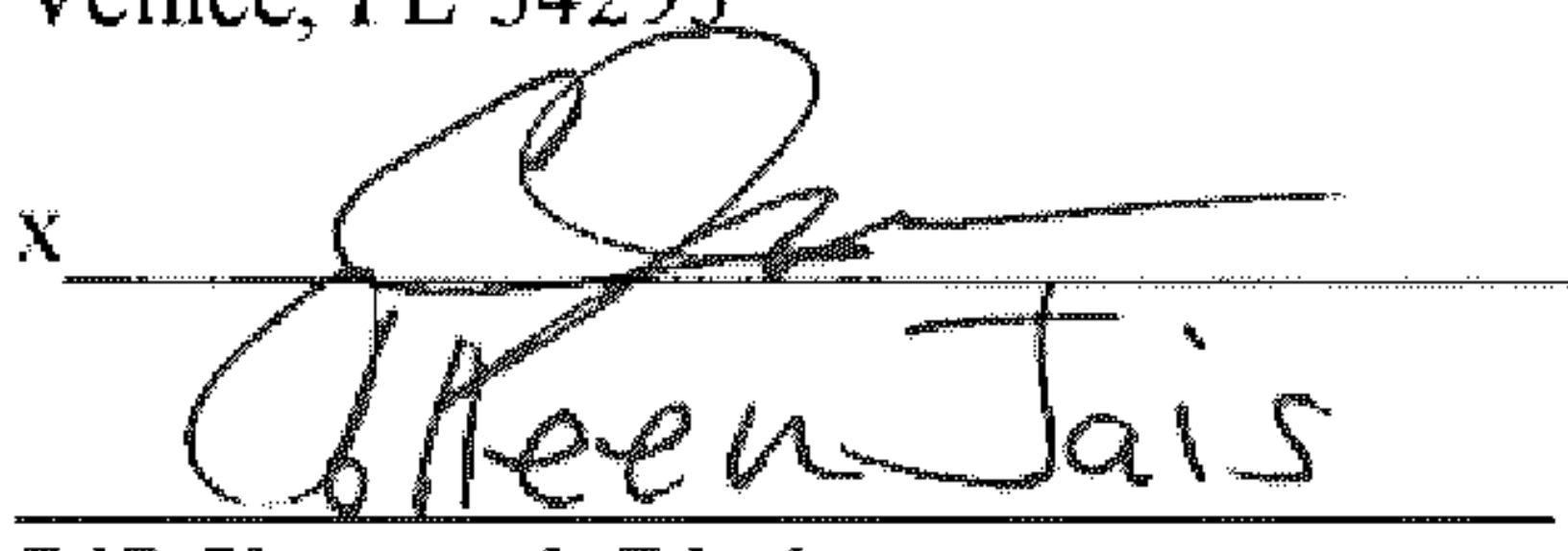
Grantor, if the property described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

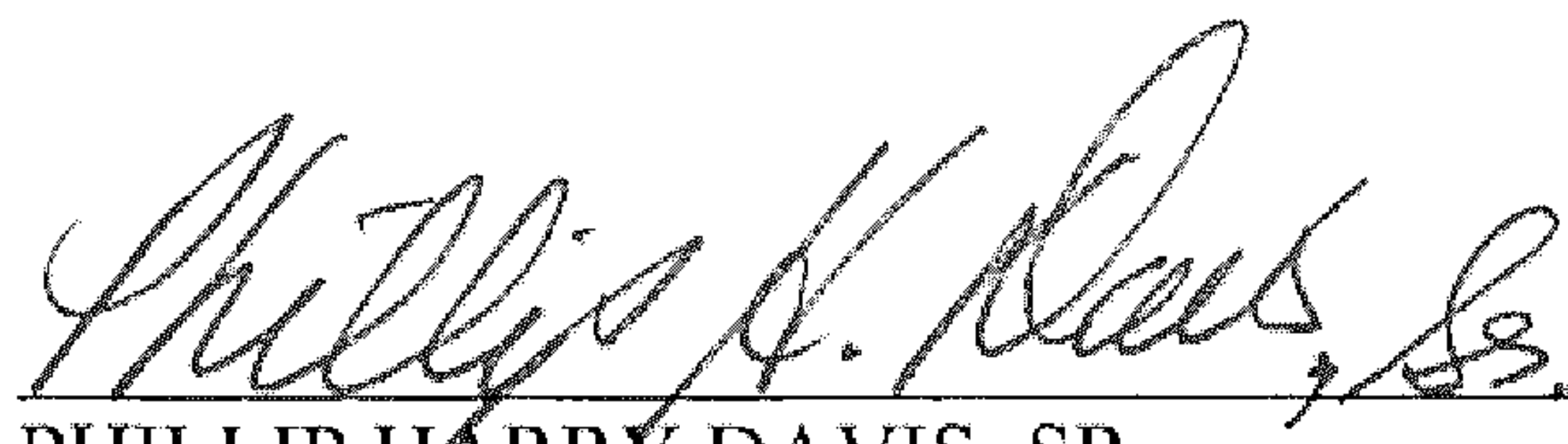
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:

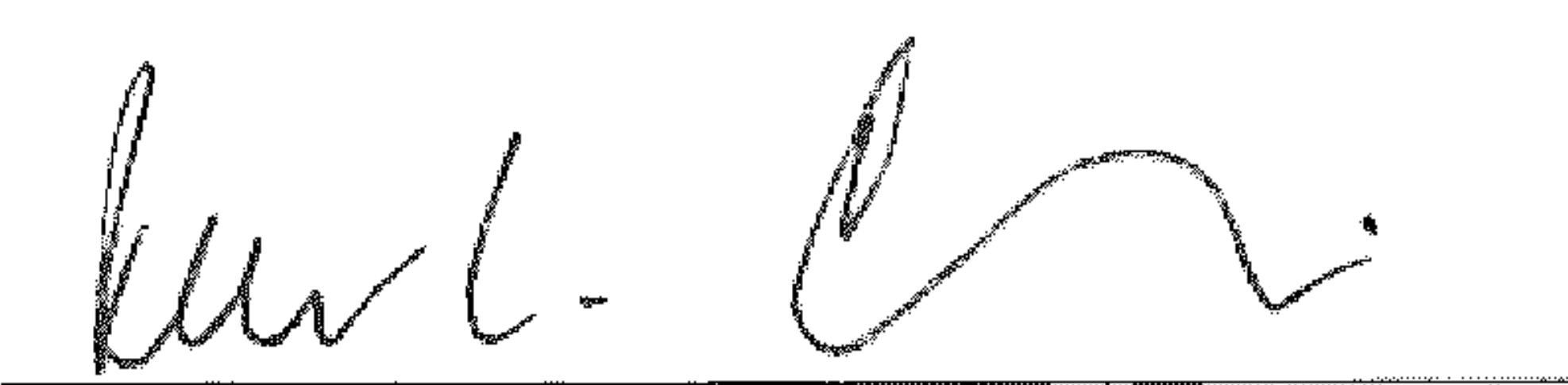
x 
STEVEN J. MILOSENEK
767 Shamrock Blvd
Venice, FL 34293

x 
Green Jais
767 Shamrock Blvd
Venice, FL 34293


PHILLIP HARRY DAVIS, SR.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on September 15, 2026, by PHILLIP HARRY DAVIS, SR., who has produced a Florida driver's license as identification.


Notary Public

