

9/22/2026 4:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548052

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

M. MICHELLE ROBLES, ESQ.

Robles Law, P.A.

7729 Holiday Drive

Sarasota, Florida 34231

Parcel Identification No. 0992026413

WARRANTY DEED RESERVING ENHANCED LIFE ESTATE

THIS INDENTURE is made on SEPTEMBER 22, 2026, between:

Grantor: DAVID CLARKE, a single man
Address: 3837 Magara Terrace, North Port, Florida 34287

and

Life Tenant: DAVID BRADLEY CLARKE
Address: 3837 Magara Terrace, North Port, Florida 34287

Life Tenants shall have a life estate for so long as both of them may live, without any liability for waste, and with full power and authority in Life Tenants 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 last to die of the Life Tenants, 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:

Grantee: TAMMY JO WALKER, a single woman
Address: 3837 Magara Terrace, North Port, Sarasota County, Florida 34287

WITNESSETH, that Grantors, 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, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY to Grantees, subject to the life estate reserved to the Life Tenants, the following described property:

Lot 13, Block 264, 1st Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Pages 29, 29A-29J, of the Public Records of Sarasota County, Florida.

Property Address: 3837 Magara Terrace, North Port, Florida 34287

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 Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this

