

9/22/2026 4:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3548054

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Annette Z.P. Ross, Esq.
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, Florida 34285

Property Appraiser's Parcel ID No.
0405110016

Stamp tax: \$0.70

WARRANTY DEED

THIS INDENTURE made on September 22nd, 2026, between TAMMY H. SMITH, a single person, whose post office address is 502 Roberts Bay Drive, Nokomis, FL 34275, hereinafter called the Grantor, to TAMMY H. SMITH, whose post office address is 502 Roberts Bay Drive, Nokomis, FL 34275, for a life estate, without any liability for waste, with full power and authority in said life tenant to sell, convey, to change the remaindermen, mortgage, lease and otherwise manage and dispose of the property described below in fee simple with or without consideration, without joinder of the remaindermen, and to retain absolutely any and all proceeds derived therefrom, and the remainder to the Trustee of THE TAMMY H. SMITH LIVING TRUST, DATED SEPTEMBER 22, 2026, and any amendments thereto, whose current post office address is 502 Roberts Bay Drive, Nokomis, FL 34275, as Grantee.

(Wherever 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 Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to said Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

Lot six (6) of Block two (2) and BOAT BASIN Lot 6, Block 4, of the Mobile City Estates Unit No. 8 Subdivision as per Plat thereof on file and of record in Plat Book 9, Page 92, of the Public Records of Sarasota County, Florida.

AND

LOT SEVEN (7) LESS THE EASTERLY 39 feet, Block two (2) and BOAT BASIN Lot 7, Block 4, according to the Plat of MOBILE CITY ESTATES as recorded in Plat Book 9, Page 92, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for current and subsequent years.

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 fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

THIS IS THE HOMESTEAD OF THE GRANTOR

NOTE TO PROPERTY APPRAISER: The Grantor confirms that she has retained not less than a beneficial interest for life and is entitled to a homestead tax exemption.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTOR HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Executed on September 22nd, 2026.

Property Address:
502 Roberts Bay Drive
Nokomis, FL 34275

Tammy H. Smith
TAMMY H. SMITH, Grantor

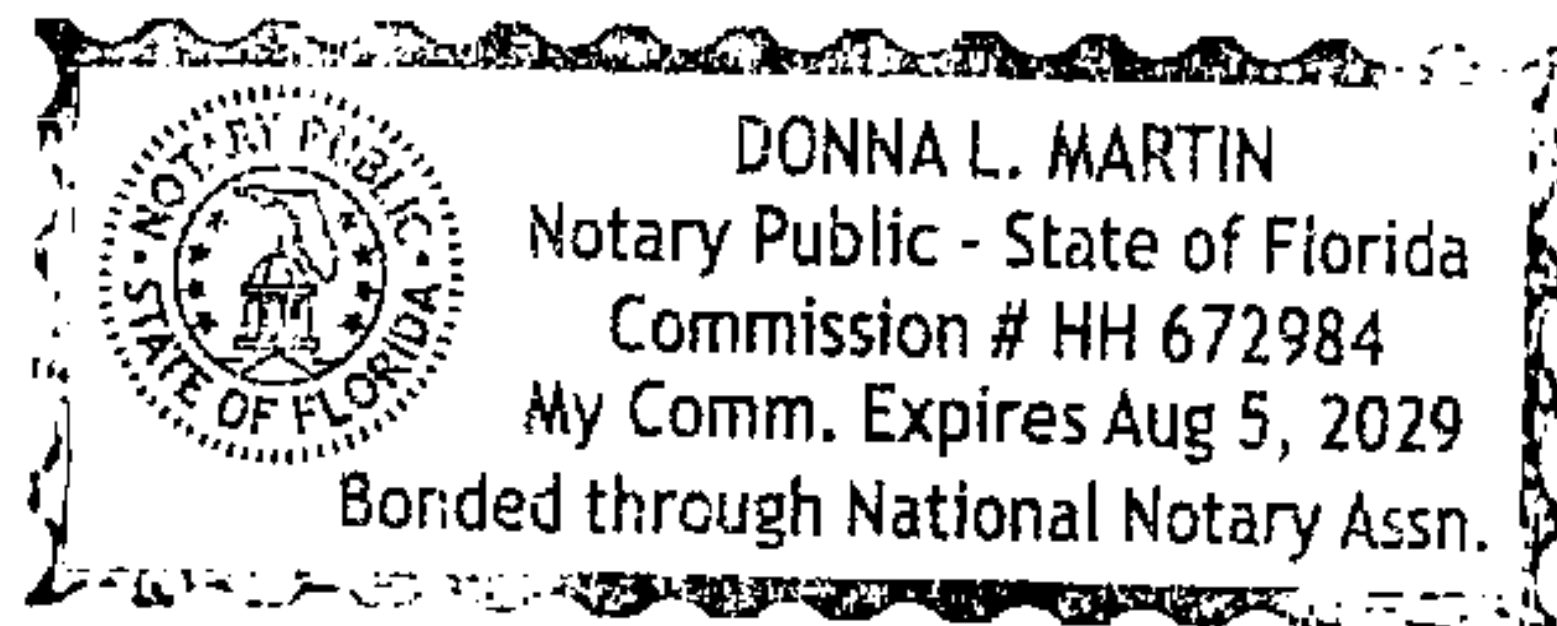
Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature
Janet Sizemore
Witness Printed Name
871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

[Signature]
Witness Signature
Madeline Ross Mojica
Witness Printed Name
871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 22nd, 2026, by TAMMY H. SMITH, who ☐ is personally known to me or ☒ has produced Fl Driver License as identification.



Donna L. Martin
Notary Public