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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548594

Prepared by and return to:

Richard D Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street Suite 400

Sarasota, FL 34237

941-952-0990

Prepared without examination of Title

Consideration: \$10.00

Doc Stamp-Deed: \$0.70

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## Enhanced Life Estate Deed

This Enhanced Life Estate Deed made this 23 day of September, 2026 between Carol Susan Law, a single person, whose post office address is 2554 Davis Blvd, Sarasota, FL 34237, grantor, and Carol Susan Law, a single person, as to a life estate without any liability for waste, and with full power to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain absolutely any and all proceeds generated thereby, whose post office address is 2554 Davis Blvd, Sarasota, FL 34237, THEN upon the death of the life tenant, full and complete title to the vested remaindermen, Sara King Rash and Gerald York Law, each as to an undivided 1/2 interest, as Tenants in Common, whose post office addresses are 426 W Belmont Ave., Apt. 508, Chicago, IL 60657 and 15947 Woodworth, Redford, MI 48239, respectively, the real property described herein, and, hereinafter known as, 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 grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 5, Block F, RINGLING PARK, as per plat thereof recorded in Plat Book 6, Page 10, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2029070043

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

To Have and to Hold, the same unto the grantee, the grantee's heirs, personal representatives, successors and assigns, in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

Richard D. Saba

Witness Signature

Print Name: RICHARD D. SABA

2033 Main St, Ste 400, Sarasota, FL 34237

Carol Susan Law

(Seal)

Carol Susan Law

Patricia S. Clarke

Witness Signature

Print Name: Patricia S. Clarke

2033 Main St, Ste 400, Sarasota, FL 34237

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me, by means of physical presence [X] or online notarization [ ], this 23 day of September, 2026 by, **Carol Susan Law, a single person**, who [ ] is personally known or [X] has produced Florida Drivers License as identification.

[Notary Seal]

Patricia S. Clarke  
Notary Public

Printed Name: Patricia S. Clarke

My Commission Expires: April 12, 2028

