

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039601 2 PG(S)**

3/26/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472185

Consideration: \$532,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47563-001

Doc Stamp-Deed: \$3,724.00

Property Appraiser's Parcel ID No.: 0758-06-0026

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **ALBERT A. ATKINSON AND SARAH A. ATKINSON, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE ALBERT A. ATKINSON AND SARAH A. ATKINSON REVOCABLE LIVING TRUST DATED AUGUST 28, 2013**, whose address is **2026 Pine Woodland Lane, Manvel, TX 77583** (hereinafter "GRANTOR"), and **TOONERVILLE INVESTMENTS LLC, A GEORGIA LIMITED LIABILITY COMPANY**, whose address is **PO Box 641, Rocky Face, GA 30740** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 1246, GRAND PALM, PHASE 3A(b), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Ken Sell

Printed Name Ken Sell

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

(2) [Signature]

Printed Name Aleksandra Kaszuba

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

**Albert A. Atkinson and Sarah A. Atkinson,
Individually and as Trustees of the Albert A.
Atkinson and Sarah A. Atkinson Revocable
Living Trust dated August 28, 2013**

By: Albert A. Atkinson
**Albert A. Atkinson, Individually and as
Trustee aforesaid**

By: Sarah A. Atkinson
**Sarah A. Atkinson, Individually and as
Trustee aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026, by Albert A. Atkinson and Sarah A. Atkinson, Individually and as Trustees of the Albert A. Atkinson and Sarah A. Atkinson Revocable Living Trust dated August 28, 2013, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

JOSHUA P. PEREZ
Print, Type/Stamp Name of Notary



Joshua Phillip Perez
Comm.: HH 571240
Expires: Jul. 13, 2028
Notary Public - State of Florida