

Prepared by and return to:
Sara Huddleston
Emerald Title
1605 Main Street
1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6379

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040118 2 PG(S)**

**3/27/2026 3:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472670**

Purchase Price: \$450,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$3,150.00
Parcel Identification No.: 0404100030

Doc Stamp-Deed: \$3,150.00

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this March 27th, 2026, between **Teresa Ann Johnston, a single woman, Individually and as Trustee of The Teresa Ann Johnston Revocable Trust dated October 5, 2023, and any amendments thereto**, whose post office address is **1655 Queens Gate Circle, Unit #338, Cuyahoga Falls, OH 44221**, hereinafter referred to as the “GRANTOR”, to **Pamela O'Neill, a single woman**, whose post office address is **1305 Pinebrook Way, Venice, FL 34285**, hereinafter referred to as the “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 44, BLOCK 12, PINEBROOK SOUTH UNIT III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 48 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) 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.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Kenneth Bolt
Printed Name: Kenneth Bolt
P.O. Address: 27 NW Ave
Tallmadge OH 44278

The Teresa Ann Johnston Revocable Trust dated October 5, 2023, and any amendments thereto

By: *Teresa Ann Johnston*
Teresa Ann Johnston, Individually and as Trustee

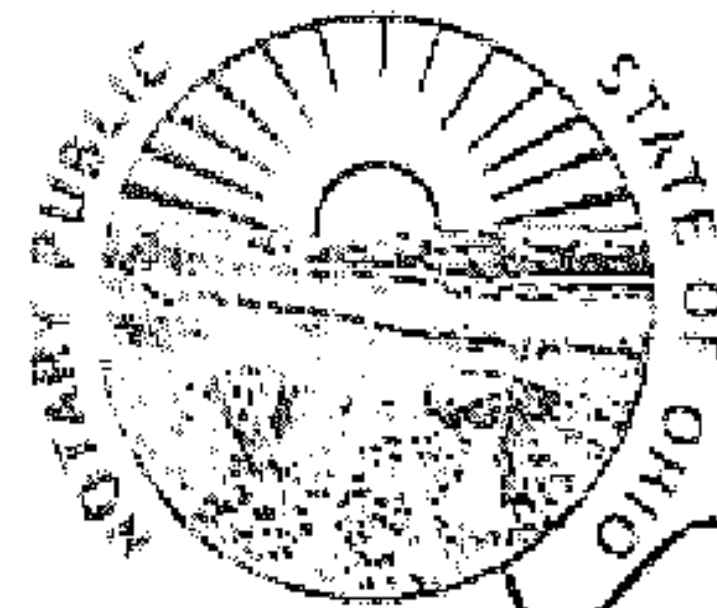
WITNESSES #2:

Shawn T. Ritchie
Printed Name: SHAWN T. RITCHIE
P.O. Address: 652 KIDWA TRAIL
TALLMADGE, OHIO 44278

STATE OF FLORIDA Ohio
COUNTY OF SARASOTA Summit

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 25th day of March, 2026, by Teresa Ann Johnston, a single woman, Individually and as Trustee of The Teresa Ann Johnston Revocable Trust dated October 5, 2023, and any amendments thereto.

Kristina Rogers
Signature of Notary Public
Print, Type/Stamp Name of Notary



KRISTINA ROGERS
Notary Public
State of Ohio
My Comm. Expires
December 11, 2026

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Florida DL