

3/27/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472830

Doc Stamp-Deed: \$2,065.00

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-260  
Parcel ID: 0402140034  
Consideration: \$295,000.00

## Warranty Deed

Know All Men By These Presents that, **Holly Elizabeth Chase AKA Holly Chase and Sarah Chase, Individually and as Successor Trustees of The Raymond H. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011, and Individually and as Successor Trustees of The Diana F. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011,** (henceforth referred to as "Grantor") of 1736 Irving Street, Sarasota, FL 34236, for consideration paid, grant to **John Harper and Wendy Harper, husband and wife,** (henceforth referred to as "Grantee") of 105 Saint Julien Street, Columbus, OH 43085, with **WARRANTY COVENANTS:**

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 60, BRIDLE OAKS, according to the Plat thereof, as recorded in Plat Book 34, Page 45 through 45E, inclusive, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 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, the said, Grantor, hereunto set by hands and seals this 27th day of March, 2026

[Signature]  
Witness #1 Signature  
Reid McCullough  
Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

[Signature]  
Witness #2 Signature  
Hillary McCullough  
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

The Raymond H. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011 and

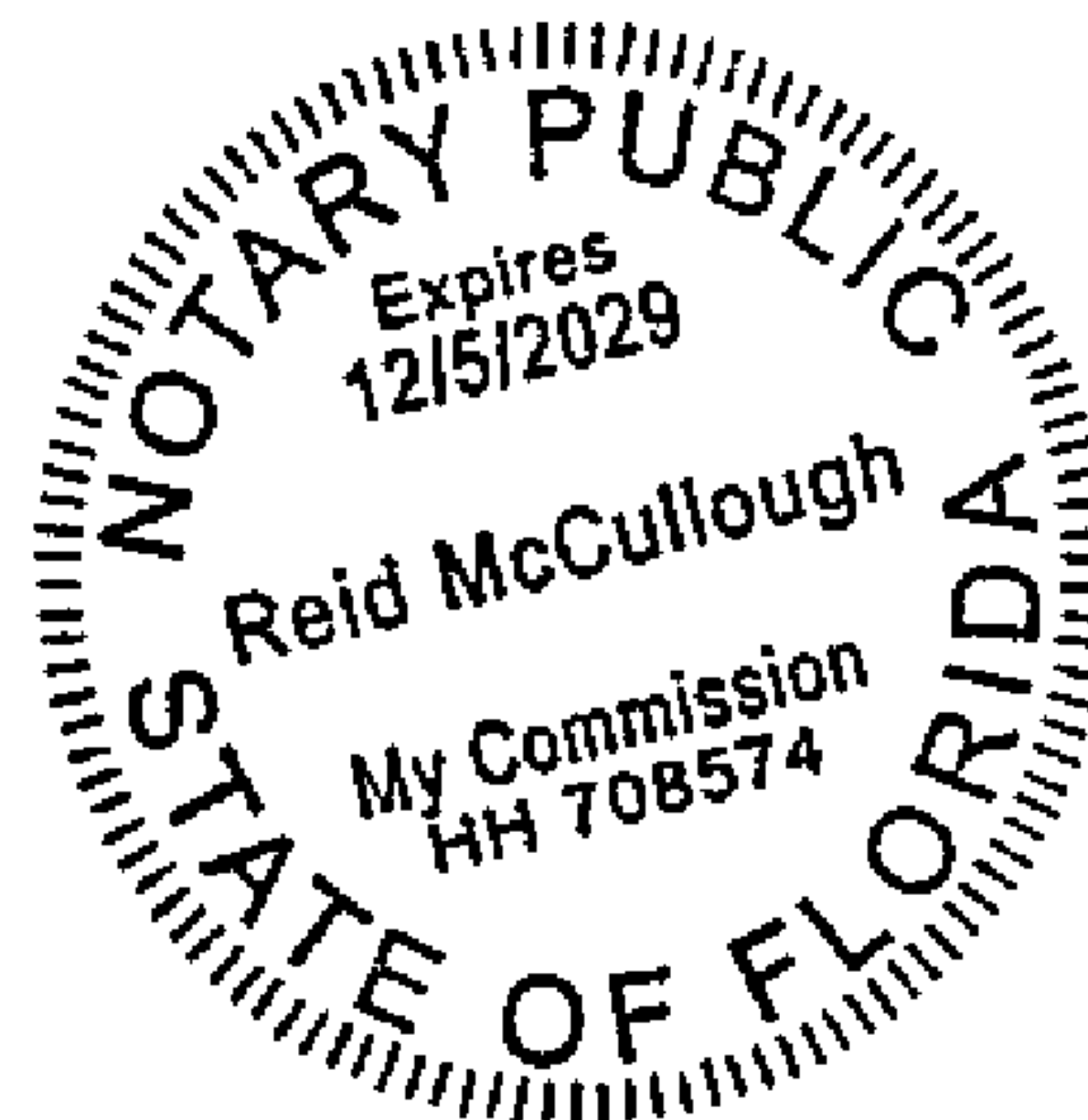
The Diana F. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011

By [Signature]  
Holly Elizabeth Chase AKA Holly Chase,  
Individually and as Successor Trustee

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of March, 2026, by Holly Elizabeth Chase AKA Holly Chase Individually and as Successor Trustee of The Raymond H. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011 Individually and as Successor Trustee of The Diana F. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public  
Reid McCullough  
Print, Type/Stamp Name of Notary



Nigel J. Dyke  
Witness #1 Signature

Nigel J Dyke  
Witness #1 Printed Name

P.O. Address: 44 Old Jail Lane  
Barnstable, MA 02630

The Raymond H. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011 and The Diana F. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011

By: Sarah Chase X  
Sarah Chase, Individually and as Successor Trustee

Kevin J. Mullen  
Witness #2 Signature

KEVIN J. MULLEN  
Witness #2 Printed Name

P.O. Address: 91 Forest St.  
HARWICH, MA 02645

STATE OF MASSACHUSETTS  
COUNTY OF BARNSTABLE

X The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 26 day of March, 2026, by Sarah Chase Individually and as Successor Trustee of The Raymond H. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011 Individually and as Successor Trustee of The Diana F. Chase 1990 Revocable Trust as Amended and Restated dated June 15, 2011, () who is/are personally known to me or () who has/have produced DIVERS LICENSE as identification.

Kevin J. Mullen  
Signature of Notary Public  
KEVIN J. MULLEN  
Print, Type/Stamp Name of Notary



KEVIN J. MULLEN  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
September 15, 2028