

3/30/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473103

Prepared by and Return to:

Kimberly A. Maiello

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-181-KAM

Sales Price: Price: \$375,000.00

Doc Stamp-Deed: \$2,625.00

### General Warranty Deed

Made this 27th day of March, 2026 By **Carrie L. Paige, a single woman, individually and as Trustee of The Hollis S. Paige Revocable Trust dated April 29, 1994**, whose address is: 4213 Charing Cross Road, Sarasota, FL 34241, hereinafter called the grantor, to **James W. Wagler and Abigail Wagler, Trustees of The James and Abigail Wagler Revocable Living Trust dated July 19, 2023**, whose post office address is: 1801 Bern Creek Loop, Sarasota, FL 34240, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 1658, Colonial Oaks Unit No. 23, according to the map or plat thereof, as recorded in Plat Book 32, Pages 13, 13A through 13D, inclusive, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **0064030044**

**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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Handwritten Signature]  
Witness Signature above:

[Handwritten Name: Hope Baseto]  
Witness print name below:

Witness Address: 8325 Lakewood Ranch Blvd.,  
Lakewood Ranch, FL 34202

[Handwritten Signature]  
Witness Signature above:

[Handwritten Name: Kimberly A. Maiello]  
Witness print name below:

Witness Address: 8325 Lakewood Ranch Blvd.,  
Lakewood Ranch, FL 34202

The Hollis S. Paige Revocable Trust dated April 29, 1994

By: [Handwritten Name: Carrie Lee Paige]  
Carrie Lee Paige, individually and as Trustee  
4213 Charing Cross Road, Sarasota, FL 34241

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2026, by Carrie L. Paige, individually and as Trustee of The Hollis S. Paige Revocable Trust dated April 29, 1994,  who is personally known to me or  who has produced [Handwritten ID] as identification.

[Handwritten Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

