

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041134 3 PG(S)

3/30/2026 3:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473491

Doc Stamp-Deed: \$0.70

**RECORD IN SARASOTA COUNTY**

This Instrument Prepared By:

Jeffrey S. Goethe

Barnes Walker, Goethe, Perron, Shea, Johnson & Robinson, PLLC

3119 Manatee Avenue West

Bradenton, Florida 34205

Telephone: (941) 741-8224

File Number: 72946.001

Parcel Identification Number: 0059-05-0007

Consideration:	\$10.00
Documentary Stamp Tax:	\$0.70
Recording: (3 pages)	\$27.00
Indexing	\$2.00
Total Due:	<u>\$29.70</u>

**WARRANTY DEED**

THIS WARRANTY DEED, made March 30, 2026, between:

WERNER SCHAEFER, an unmarried person, whose mailing address is 3400 Tanglewood Drive, Sarasota, FL 34239-6517, Grantor, and,

WERNER SCHAEFER as Trustee of THE WERNER SCHAEFER TRUST, dated March 30, 2026, whose post office address is 3400 Tanglewood Drive, Sarasota, FL 34239-6517, Grantee.

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to said Grantees and Grantees' successors, and hereby grants and conveys forever the following described land situated in SARASOTA County, Florida, to wit:

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Lot 8, Block 103, South Gate, Unit No. 25, according to the plat thereof as recorded in Plat Book 9, page 85, of the Public Records of Sarasota County, Florida.

Where used herein the terms Grantor, Grantee, Settlor, and Trustee shall be construed as singular or plural as the context requires.

**Notice to Property Appraiser – Homestead Exemption.** The Grantor confirms that under the terms of the Trust referred to above, Grantor retains a possessory right in the subject property, has not less than a beneficial interest for life and "equitable title to real estate" as that term is used in Section 6, Article VII of the State Constitution, that the Grantor intends to maintain the subject property as Grantor's permanent residence, and that the Grantor is entitled to a homestead tax exemption pursuant to the provisions of § 196.041(2) and §196.031, Florida Statutes, and s. 6, Art. VII of the State Constitution.

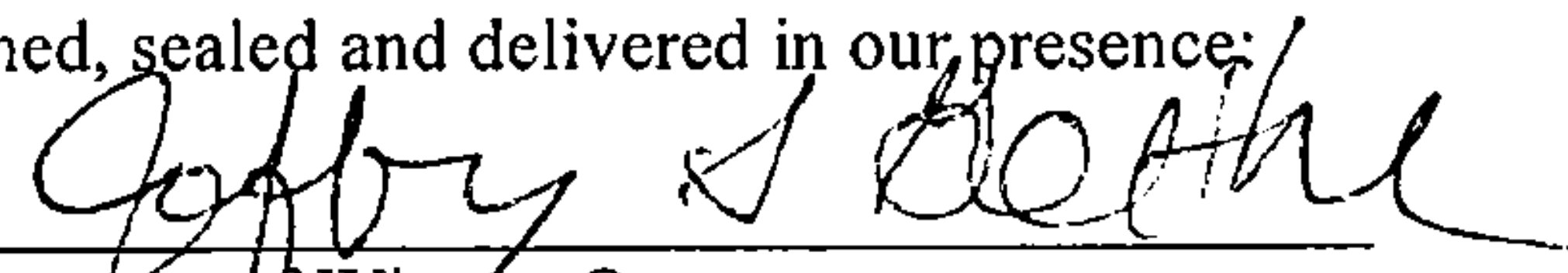
**Notice Concerning Documentary Stamp Taxes.** This is a conveyance of the Grantor's interest in the subject property to a revocable trust under which the Grantor has the authority to revoke said trust and is not subject to documentary stamp taxes. Florida Administrative Code section 12B-4.013(28)(i).

**Trustee Powers and Succession.** The Trustee named herein shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of both the legal and equitable interest in the real property conveyed by this deed. When more than one Trustee is serving, each Co-Trustee shall have the authority to act without the joinder of the other in exercising such powers.

- Upon the death, disability, incapacity, or resignation of the Trustee, then PETER HELMUT SCHAEFER, MARTIN MATHIAS SCHAEFER, and STEPHAN TOBIAS SCHAEFER shall be the Successor Co-Trustees.
- All Successor Trustees are hereby granted the power to convey, protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.
- The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.
- Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county: the written resignation of the prior Trustee sworn to and acknowledged before a notary public; a certified death certificate of the prior Trustee; the order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason; the written certificates of two physicians currently practicing medicine that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee; or the written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by Grantor sworn to and acknowledged before a notary public, this right being reserved to Grantor as Settlor of the Trust under the terms of the Trust instrument.

EXECUTED on March 30, 2026.

Signed, sealed and delivered in our presence:



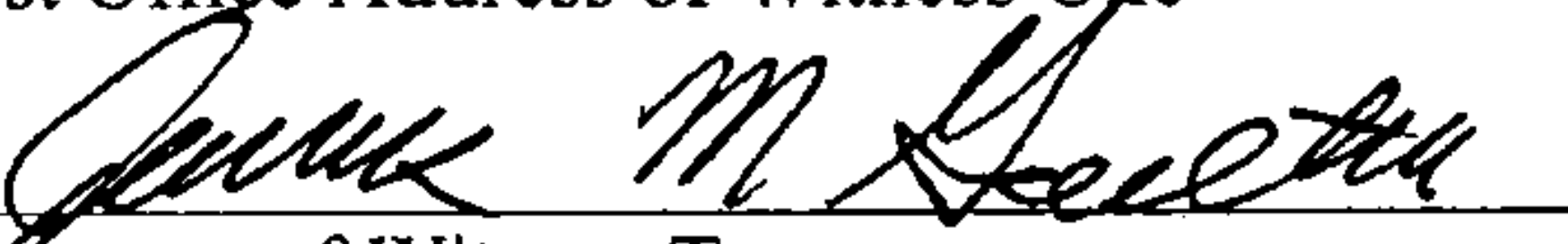
Signature of Witness One

JEFFREY S. GOETHE

Printed name of Witness One

3119 Manatee Avenue West, Bradenton, FL 34205

Post Office Address of Witness One



Signature of Witness Two

James M. Goethe

Printed name of Witness Two

3119 Manatee Avenue West, Bradenton, FL 34205

Post Office Address of Witness Two



WERNER SCHAEFER

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by WERNER SCHAEFER, who  is personally known to me or  produced a Fl. Driv. Lic. as identification on March 30, 2026.

[AFFIX NOTARY SEAL]



Notary Public – State of Florida



MARISEL SCHNEPP  
Commission # HH 715957  
Expires September 1, 2029

Printed or Stamped Name of Notary Public

This deed has been prepared at the Grantor's request without examination or legal opinion of title.