

3/30/2026 4:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473559

This instrument prepared by
and after recording return to:

Donna-Lee M. Roden, Esquire
Law office of Donna-Lee M. Roden
213 Harbor Drive North
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel
Identification Number: 0404092006

WARRANTY DEED

The Grantors, SEAN DEVLIN and PATRICIA DEVLIN, husband and wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, SEAN F. DEVLIN and PATRICIA G. DEVLIN, as Trustees of the DEVLIN Family Trust, dated March 27, 2026, whose mailing address is 306 Pinebrook Club Drive, Venice, Florida 34285, the real property in Sarasota County, Florida, described as follows:

Unit 6, Building G, of Phase II, Pinebrook Lake Club, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1534, Page(s) 1241, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the trust referred to above, they have reserved unto themselves a beneficial interest for their lives and they are entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041.

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

Signed on March 27, 2026.

Signed in the presence of:

Marilyn V. Arko
Witness: Marilyn V. Arko

Stanley Arko
Witness: Stanley Arko

Sean Devlin
SEAN DEVLIN

Patricia Devlin
PATRICIA DEVLIN

(WITNESSES AS TO
BOTH GRANTORS)

Address of both Grantors:
306 Pinebrook Club Drive
Venice, Florida 34285

Address of Marilyn V. Arko: 1141 Riviera Street, Venice, Florida 34285

Address of Stanley Arko: 1141 Riviera Street, Venice, Florida 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of Physical Presence on March 27, 2026, by both SEAN DEVLIN and PATRICIA DEVLIN, who are both Personally Known to me.

Donna Lee Roden
Notary Public--State of Florida

