

3/31/2026 12:57 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3473793

Prepared by and when recorded return to:

**JOSHUA P. PEREZ, ESQ.**  
201 Center Road, Suite 210  
Venice, Florida 34285

Parcel ID No. 0401-16-0010

**Doc Stamp-Deed: \$0.70**

Consideration: \$10.00

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## **WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 26th day of March, 2026, by and between **THOMAS J. CRAWFORD** and **JEANNE M. CRAWFORD**, husband and wife, as tenants by the entirety, whose address is 16 South Herrick Road, East Aurora, New York, 14052-1552 (hereinafter "GRANTOR"), and **THOMAS J. CRAWFORD** and **JEANNE M. CRAWFORD**, Trustees of the **Thomas J. and Jeanne M. Crawford Revocable Trust dated March 9, 2026**, whose address 16 South Herrick Road, East Aurora, New York, 14052-1552 (hereinafter "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 42, SAWGRASS UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 40, 40A THROUGH 40E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**Parcel ID: 0401-16-0010**

**a/k/a 585 Pond Willow Lane, Venice, Florida 34292**

Together with 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the 26th day of March, 2026.

Signed and sealed in the presence of:

Jeanne M. Crawford  
JEANNE M. CRAWFORD, Grantor

[Signature]  
Witness 1 Signature

Karen Ponomarenko  
Witness 1 Print Name

Address: 201 Center Road, Suite 210  
Venice, FL 34285

[Signature]  
Witness 2 Signature

Mish Freeman  
Witness 2 Print Name

Address: 201 Center Road, Suite 210  
Venice, FL 34285

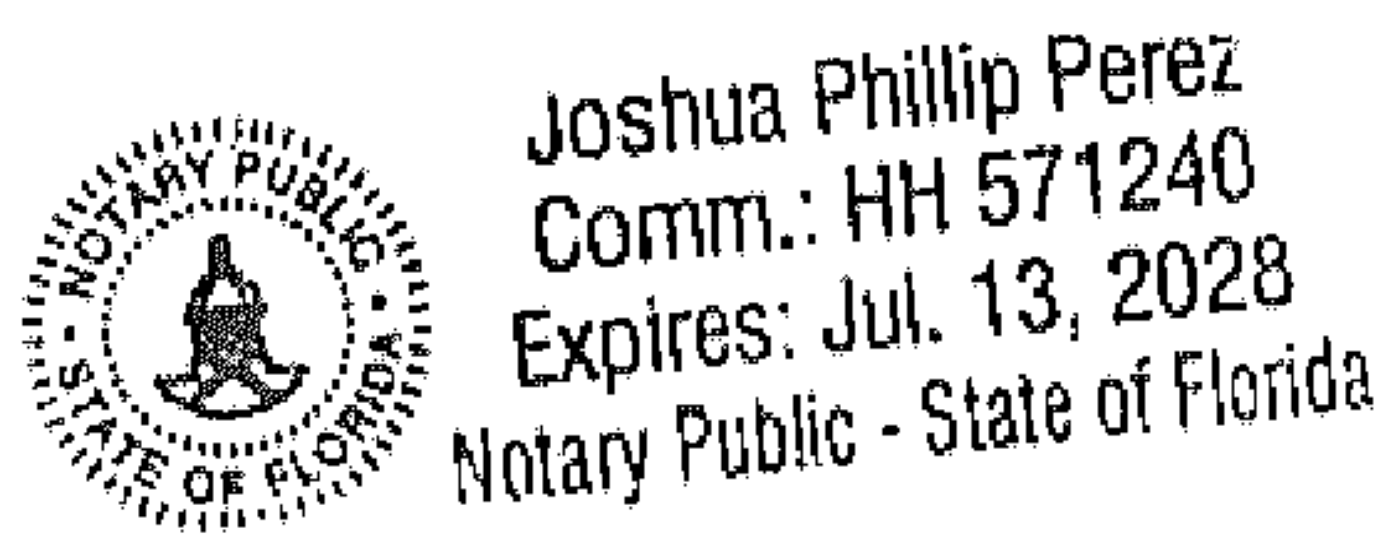
STATE OF FLORIDA

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COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by JEANNE M. CRAWFORD, Grantor, who produced a driver's license issued by the State of New York that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, who signed such instrument in the presence of Karen Ponomarenko, a witness who is personally known to me, and of Mish Freeman, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 26th day of March, 2026.



[Signature]  
Notary Public, State of Florida  
Notary's printed name: Joshua P. Perez

Parcel ID: 0401-16-0010

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the 30<sup>th</sup> day of March, 2026.

Signed and sealed in the presence of:

Thomas J Crawford  
THOMAS J. CRAWFORD, Grantor

Abigail Mayer  
Witness 1 Signature

Abigail Mayer  
Witness 1 Print Name

Address: 965 Union Rd  
West Seneca, NY 14224

Kelsey Z Kohl  
Witness 2 Signature

Kelsey Kohl  
Witness 2 Print Name

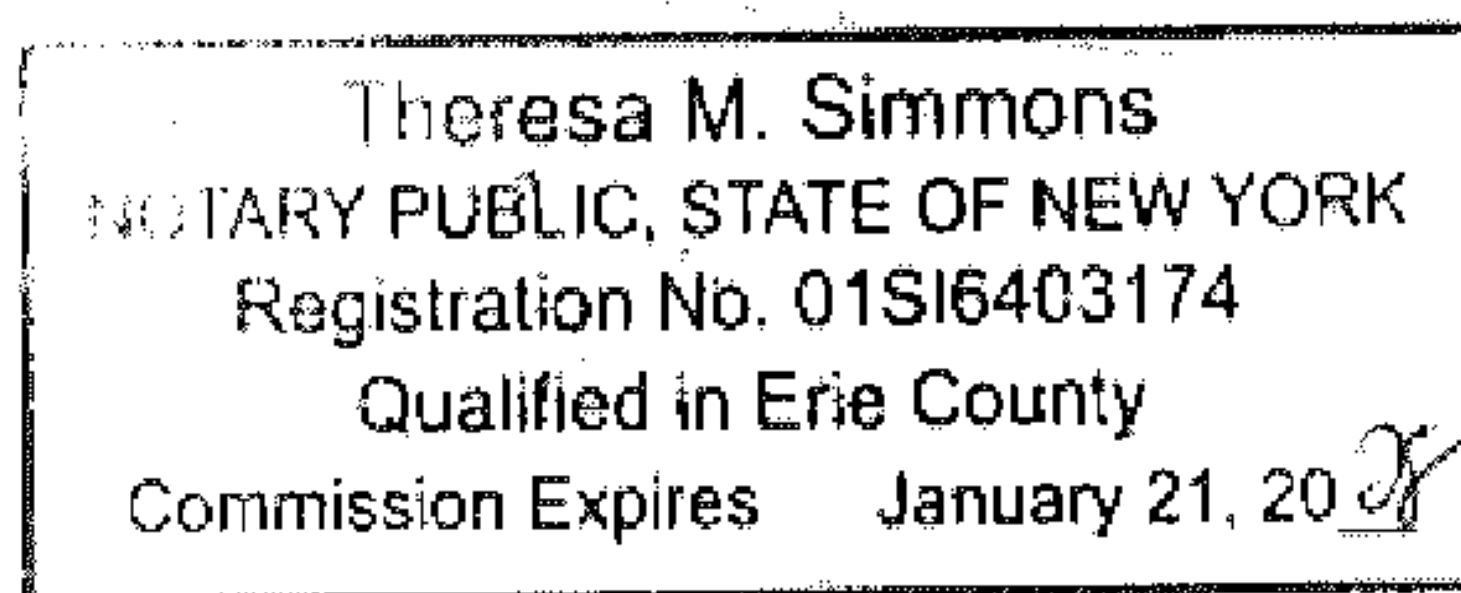
Address: 965 Union Rd  
West Seneca, NY 14224

STATE OF New York  
COUNTY OF Erie

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The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **THOMAS J. CRAWFORD, Grantor**, who produced a driver's license issued by the State of New York that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, who signed such instrument in the presence of Abigail Mayer, a witness who is personally known to me, and of Kelsey Kohl, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 30<sup>th</sup> day of March, 2026.



[Signature]  
Notary Public, State of New York  
Notary's printed name: Theresa M Simmons