

3/31/2026 3:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474011

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$0.70

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jan W. Pitchford, Esq.

Consideration: \$10.00
Doc Stamps: \$.70
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 31st day of March, 2026, by Mary Clement Myerson, a single woman ("Grantor") to Mary Clement Myerson, as Trustee of the Mary Clement Myerson Revocable Trust U/A DTD 04/20/11, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 3016 Highlands Bridge Road, Sarasota, FL 34235 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 5, Block C, THE HIGHLANDS, Unit 5, according to the plat thereof, recorded in Plat Book 33, Pages 1 through 1C, of the Public Records of Sarasota County, Florida

The Property Appraiser's Parcel Identification Number for the above described real property is 0032100027.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

The Trustee for The Mary Clement Myerson Revocable Trust U/A DTD 04/20/11 (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

WITNESSES:

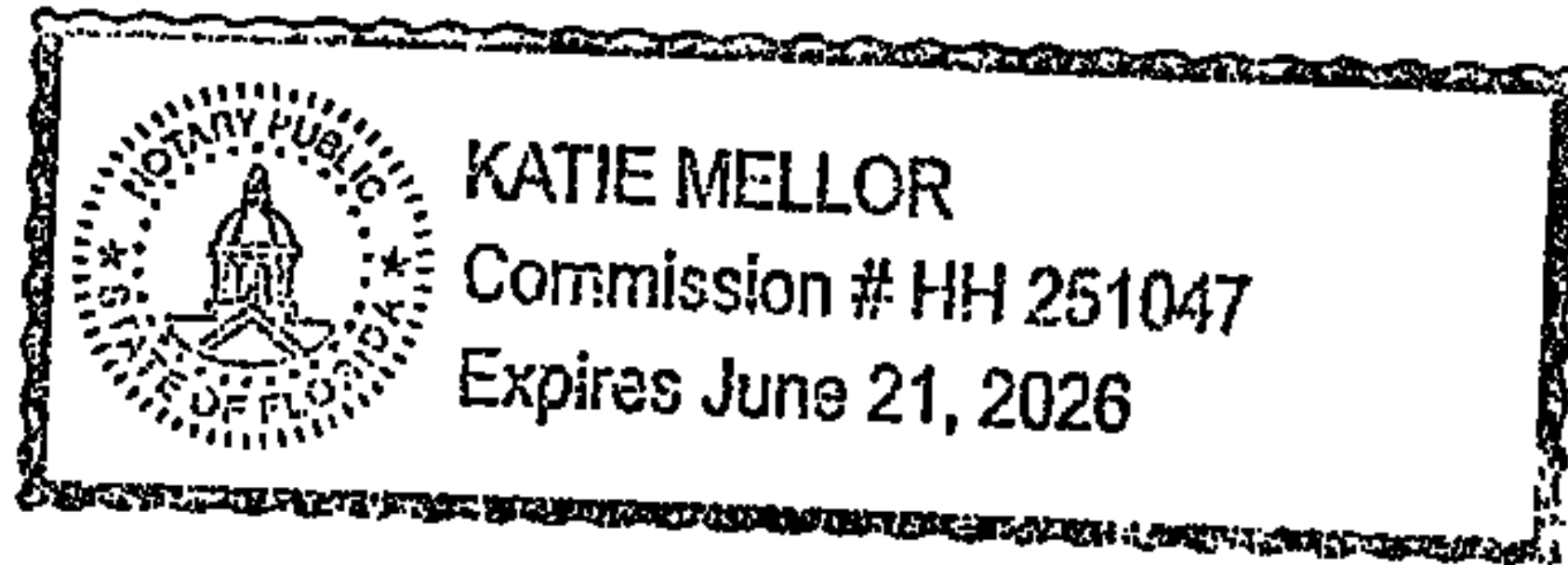
Witness#1 Sign: [Signature]
Witness#1 Print: Katie Mellor
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Mary Clement Myerson
Address: 3016 Highland Bridge Rd.
Sarasota, FL 34235

Witness#2 Sign: [Signature]
Witness#2 Print: Jan W Pitchfork
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of March, 2026, Mary Clement Myerson.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification
Type of identification produced FLDL