

3/31/2026 4:22 PM

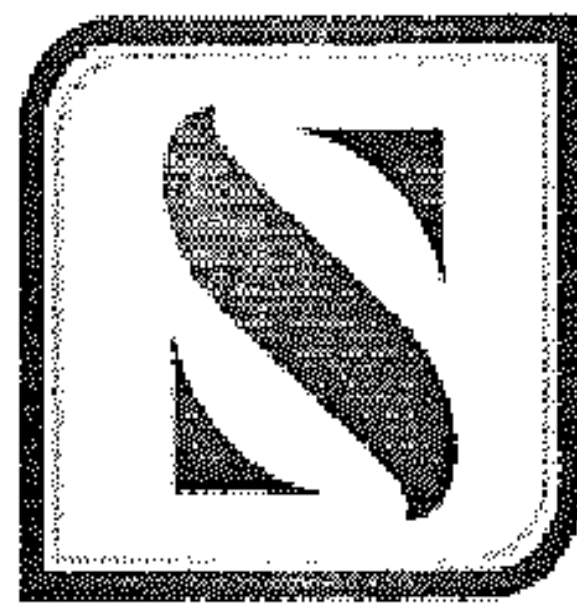
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474157



SMITHLAW
ATTORNEYS

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

Christopher D. Smith, Esq. FBN 0605433
SmithLaw Attorneys PA
1561 Lakefront Dr Unit 204
Sarasota, Florida 34240

**Property Appraiser's Parcel Identification
No. 0188141013**

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 31st day of March, in the year 2026, between **TIMOTHY E. HINDMARSH** and **MAY HINDMARSH**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 4923 Tobermory Way, Bradenton, Manatee County, Florida 34211, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **TIMOTHY E. HINDMARSH** and **MAY HINDMARSH**, Co-Trustees of the **TIMOTHY AND MAY HINDMARSH REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 4923 Tobermory Way, Bradenton, Florida 34211, and such trust having been established under that certain revocable declaration of trust dated the 31st day of March, in the year 2026, by **TIMOTHY EDWARD HINDMARSH** and **MAY ANN HINDMARSH** as settlors and as co-trustees. Grantor hereby **GRANTS, CONVEYS** and **WARRANTS** unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

UNIT NO. 13, LUXE DREAM GARAGE CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024042872, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 50 PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS

OF SAID CONDOMINIUM.

a/k/a 5441 COMMUNICATIONS PKWY #13 SARASOTA, FL 34240

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

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.


The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

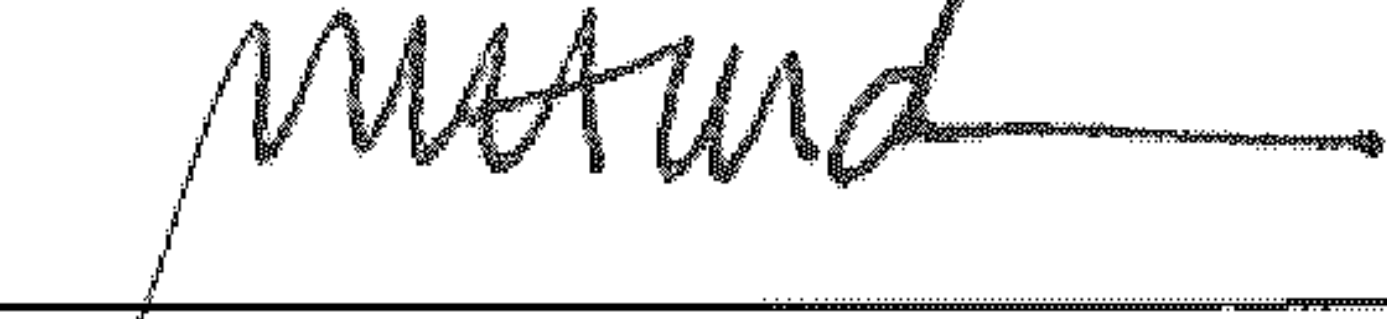
Signed, Sealed and Delivered
in presence of


Matt Trumble


TIMOTHY E. HINDMARSH

1561 Lakefront Dr Unit 204
Sarasota, FL 34240


Morgan Cole

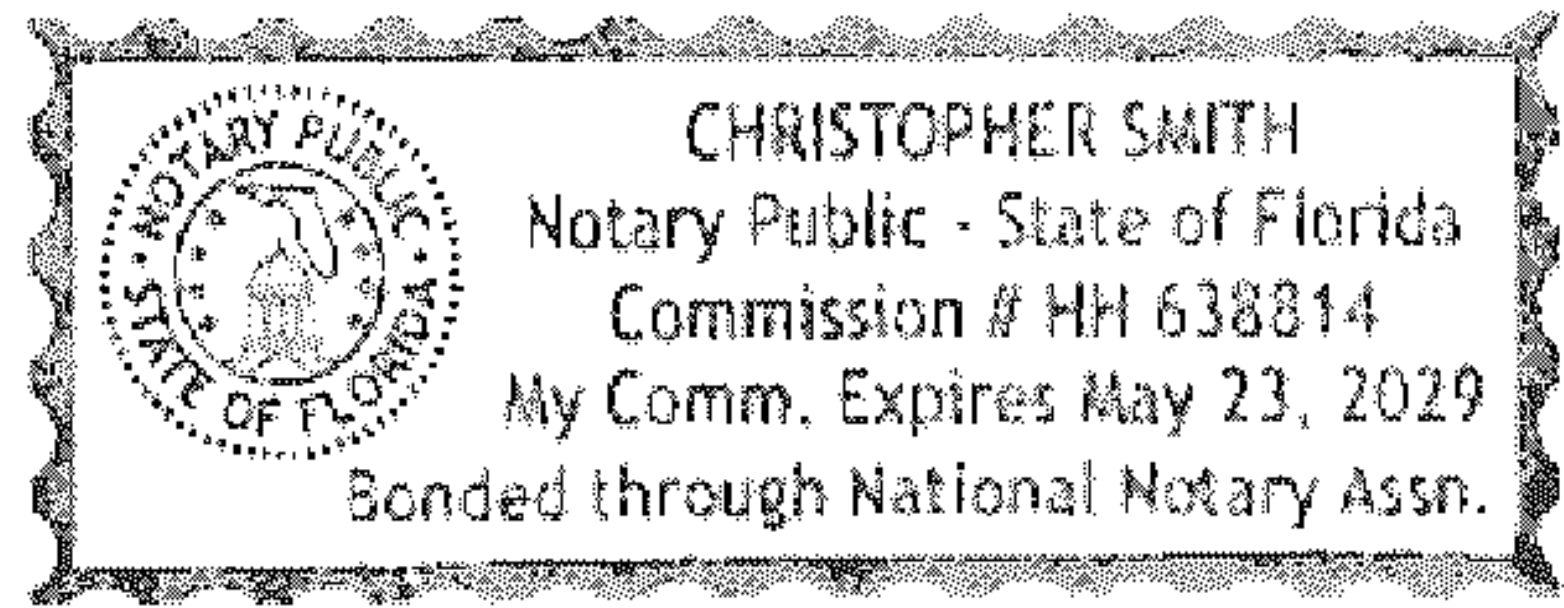

MAY HINDMARSH

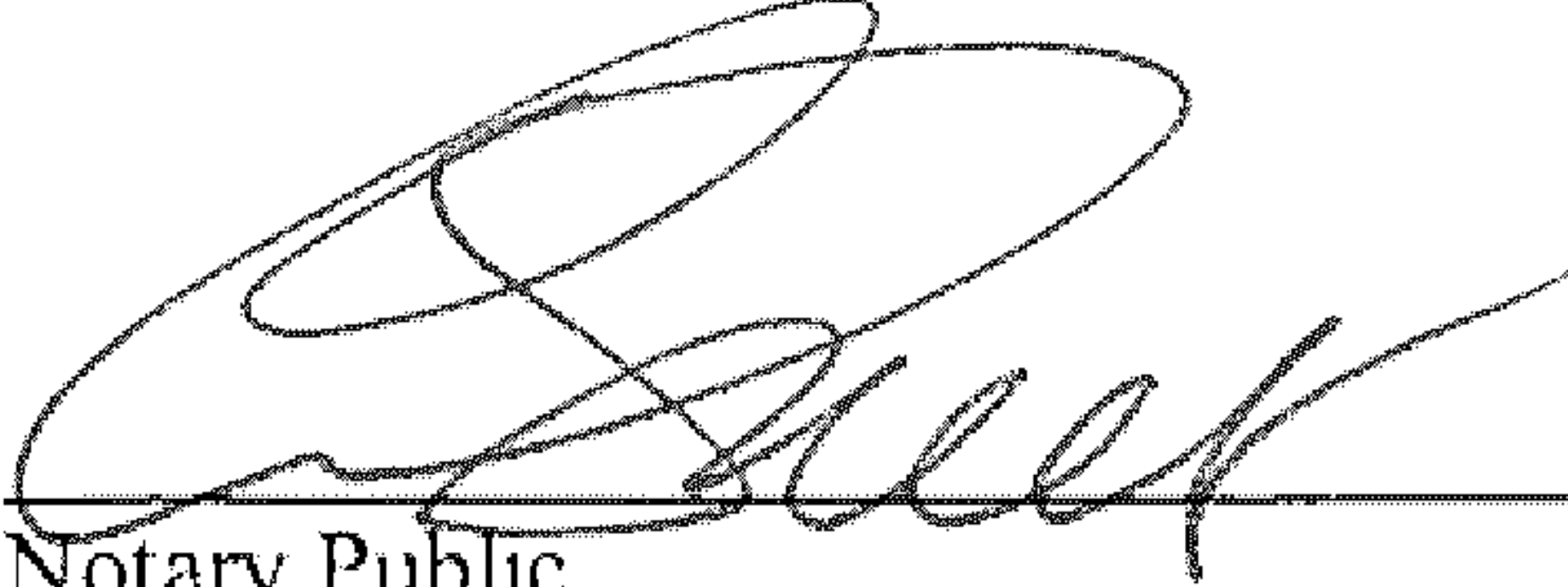
1561 Lakefront Dr Unit 204
Sarasota, FL 34240

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence, by TIMOTHY HINDMARSH, who produced a driver's license issued by Florida 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, and by MAY HINDMARSH, who produced a driver's license issued by Florida 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 31st day of March, in the year 2026.




Notary Public