

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043233 2 PG(S)**

4/2/2026 1:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475197

Prepared by and return to:

Sara Huddleston
Emerald Title
1605 Main Street
1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6429

Doc Stamp-Deed: \$1,925.00

Purchase Price: \$275,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,925.00

Parcel Identification No.: 0808092078

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **2nd day of April, 2026**, between **Karl Edward Bancker and Allison Paige Bancker, husband and wife, Individually and as Trustees of The Karl Edward Bancker and Allison Paige Bancker Revocable Living Trust dated January 9, 2021, and any amendments thereto**, whose post office address is **785 Green Pastures Trail, Plover, WI 54467**, Grantor, to **Elizabeth M. Thornhill and Mark E. Thornhill, as Trustees of The Thornhill Family Irrevocable Trust dated December 22, 2021, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended)**, whose post office address is **54 Sherwood Trail, Saratoga Springs, NY 12866**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT NO. 9532, OF PHASE III, OF TERRACE II AT WELLEN PARK, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024012777, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED.

Together with all 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 have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:
Dineshwar Lall
Printed Name: Dineshwar Lall
P.O. Address: 22434 Peachland Blvd
Port Charlotte FL 33954

WITNESSES #2:
Rabina Lall
Printed Name: Rabina Lall
P.O. Address: 22434 Peachland Blvd
Port Charlotte FL 33954

The Karl Edward Bancker and Allison Paige Bancker Revocable Living Trust dated January 9, 2021, and any amendments thereto

By: Karl Edward Bancker
Karl Edward Bancker, Individually and as Trustee

By: Allison Paige Bancker
Allison Paige Bancker, Individually and as Trustee

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026, by Karl Edward Bancker and Allison Paige Bancker, Individually and as Trustees of The Karl Edward Bancker and Allison Paige Bancker Revocable Living Trust dated January 9, 2021, and any amendments thereto, who is/are personally known to me or who has/have produced drivers license as identification.

Dineshwar Lall
Signature of Notary Public
Dineshwar Lall
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

