

4/6/2026 11:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475950

Doc Stamp-Deed: \$5,110.00

Incident to the issuance of title insurance.

Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00117

Warranty Deed

This Warranty Deed, dated April 3, 2026 by **Mark Lloyd Davis and Hue Tuyet Tran Davis, Husband and Wife, individually and as Trustees of The Davis Living Trust Dated November 15, 2021**, hereinafter called the Grantor, to **Matthew Evan Hand and Daiane Hand, Husband And Wife**, who has a mailing address of 2426 Wisteria Street, Sarasota, FL 34239 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 3, Block 63, South Gate Unit No. 16, according to plat thereof as recorded in Plat Book 9, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0056070056

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

The Davis Living Trust Dated November 15, 2021

Mark Lloyd Davis

By: Mark Lloyd Davis, individually and as Trustee

After Closing Address:

178 N Washington Drive
Sarasota, FL 34236

Myesha Knighton Decuir

Witness: (Signature)

Myesha Knighton Decuir

Printed Name

4035 Jan St.

Address

Fresno, TX 77545

City, State, Zip

Tara L. Golden

Witness: (Signature)

Tara L Golden

Printed Name

6836 Flint Hill Rd

Address

New Tripoli, PA 18066

City, State, Zip

STATE OF: Pennsylvania

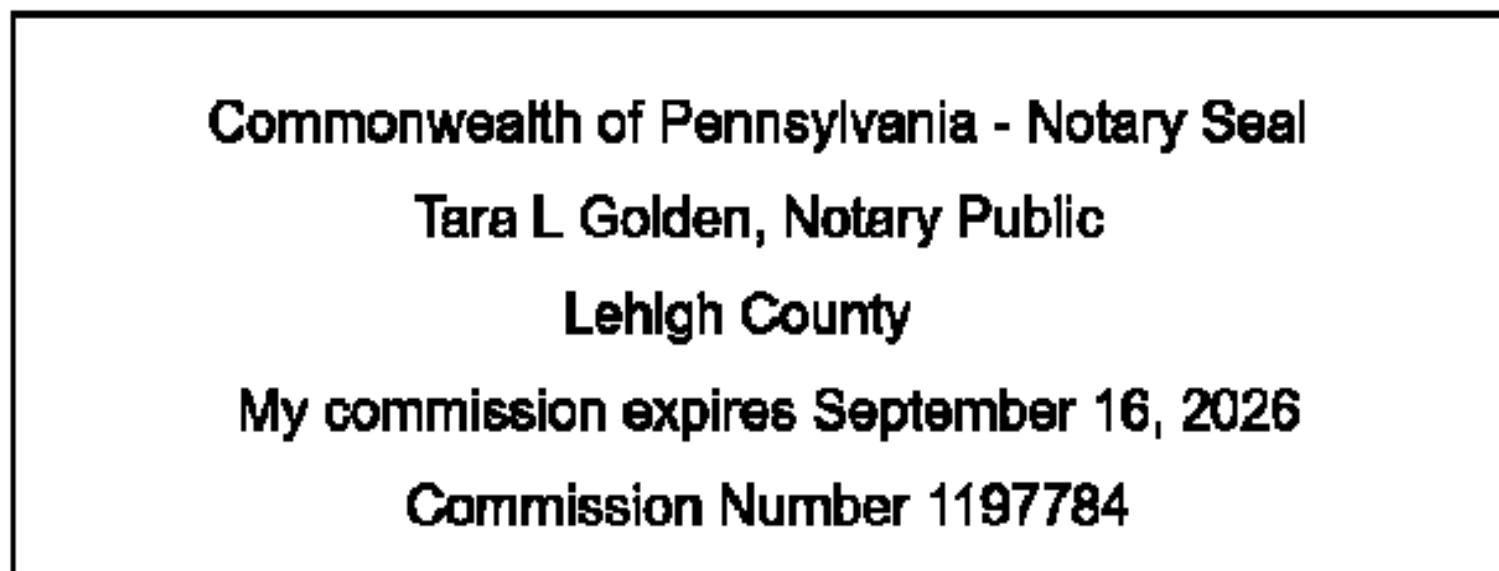
COUNTY OF: Lehigh

The foregoing instrument was acknowledged on 04/03/2026 by means of () physical presence or (x) online notarization By: Mark Lloyd Davis, individually and as Trustee of The Davis Living Trust Dated November 15, 2021

who is () personally known to me; or (X) produced a Drirvers License as identification.

Tara L. Golden

Notary Public (signature)



Print Name: Tara L Golden

My Commission Expires: 09/16/2026

Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

The Davis Living Trust Dated November 15, 2021

Hue Tuyet Tran Davis

By: Hue Tuyet Tran Davis, individually and as Trustee

After Closing Address:
Address: 178 N Washington Dr
City, State Zip: Sarasota FL 34236

Myesha Knighton Decuir

Witness: (Signature)

Myesha Knighton Decuir

Printed Name

4035 Jan St.

Address

Fresno, TX 77545

City, State, Zip

Tara L. Golden

Witness: (Signature)

Tara L Golden

Printed Name

6836 Flint Hill Rd

Address

New Tripoli, PA 18066

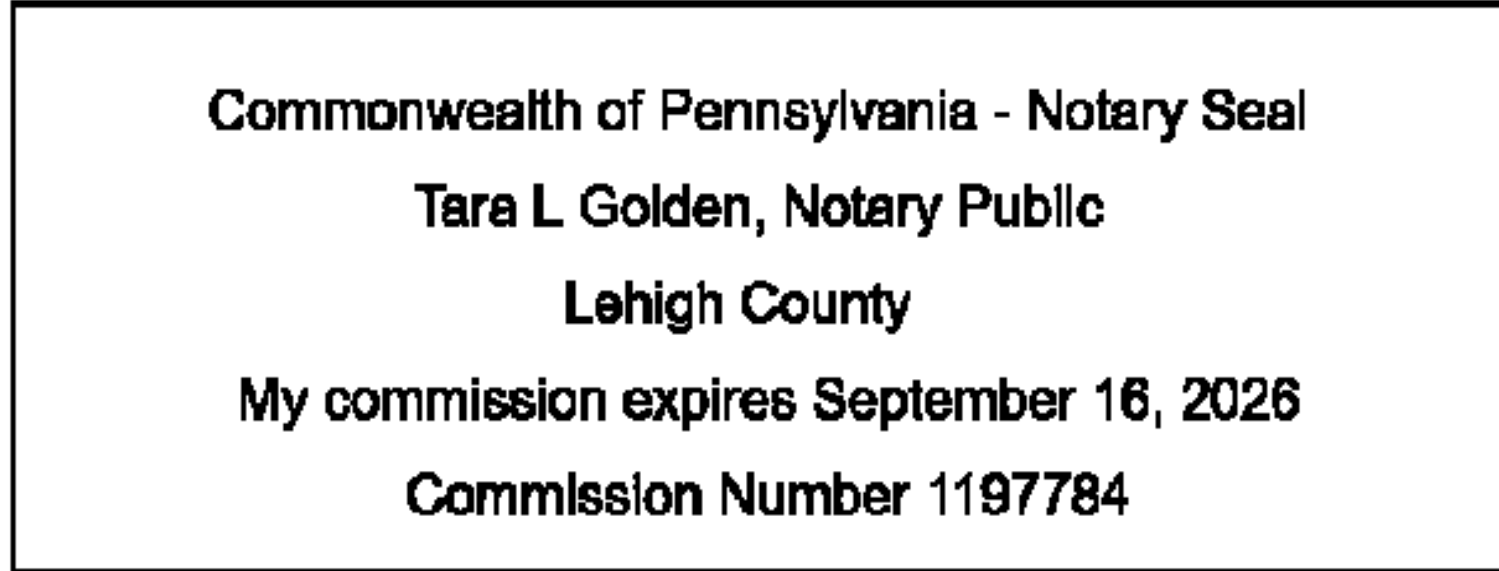
City, State, Zip

STATE OF: Pennsylvania

COUNTY OF: Lehigh

The foregoing instrument was acknowledged on 04/03/2026 by means of () physical presence or (x) online notarization By: Hue Tuyet Tran Davis, individually and as Trustee of The Davis Living Trust Dated November 15, 2021 who is () personally known to me; or (X) produced a Drivers License as identification.

Tara L. Golden
Notary Public (signature)



Print Name: Tara L Golden
My Commission Expires: 09/16/2026

Notarized remotely online using communication technology via Proof.