

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230466

Consideration: \$745,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045449 2 PG(S)

4/7/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477049

Doc Stamp-Deed: \$5,215.00

General Warranty Deed

Made this April 2, 2026 A.D. By **Jonathan R. Blaze and Lisa M. Hultquist Blaze**, individually as husband and wife, and as **Co-Trustees of the Jonathan R. Blaze and Lisa M. Hultquist Family Trust dated 12/20/2022**, whose address is: 106 Whisper Dunes Drive, Trail Creek, Indiana 46360, hereinafter called the grantor, to **Brandon Sterling and Caroline Leigh Mallon, husband and wife**, whose post office address is: 8020 Clearwater Court, Sarasota, Florida 34241, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 42, SANDHILL LAKE, according to the plat thereof, as recorded in Plat Book 52, Page 128, of the Public Records of Sarasota County, Florida.

a/k/a 8020 Clearwater Court, Sarasota, Florida 34241

Parcel ID Number: **0281050033**

Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the Trustee to grant, sell and convey real property and that said Trust is still in full force and effect and Jonathan R. Blaze and Lisa M. Hultquist are still acting as Trustees.

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.

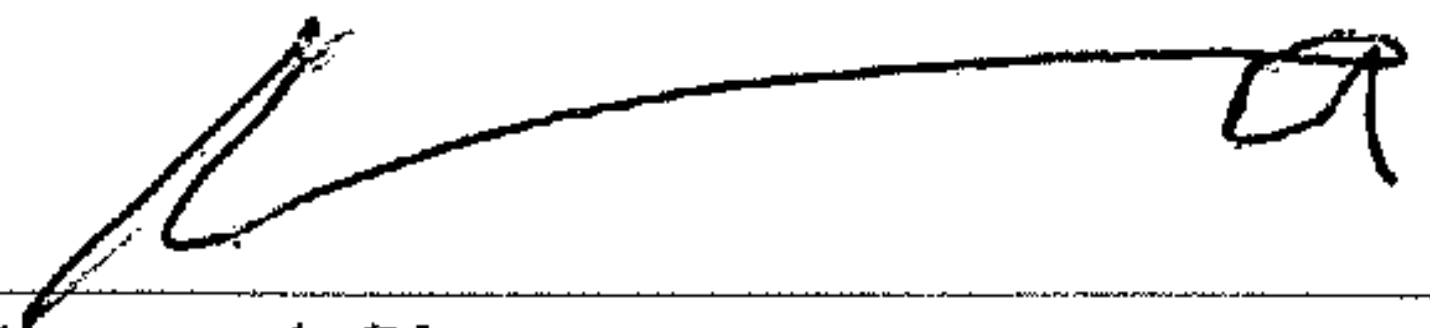
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

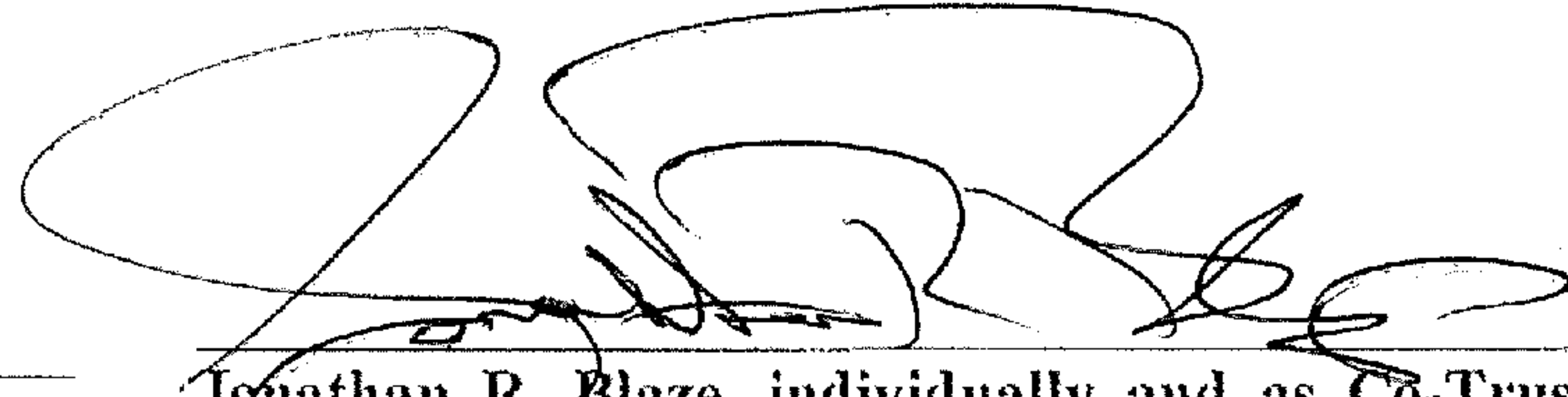
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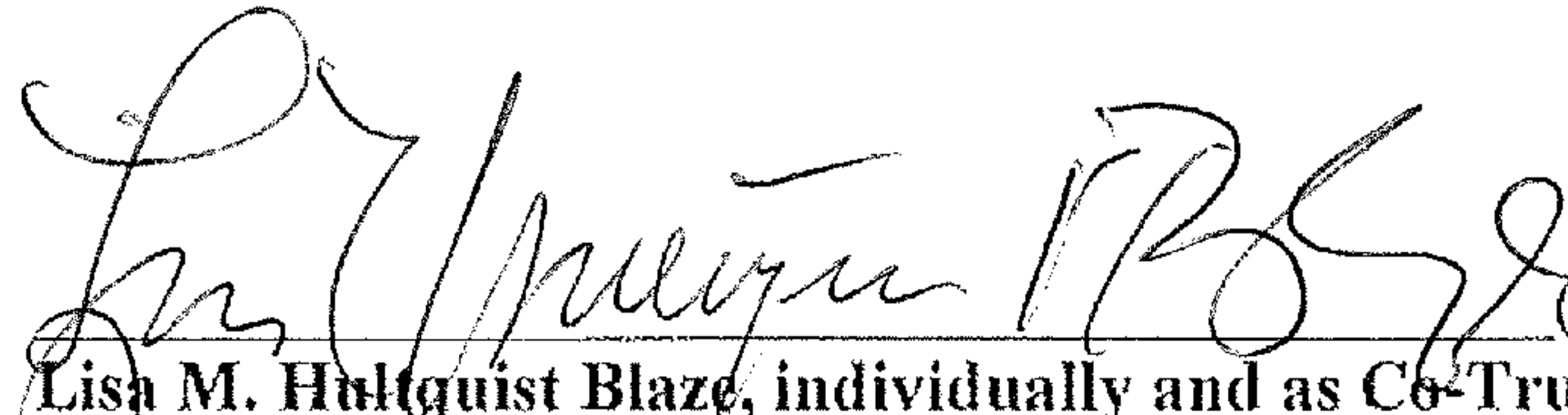
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 Signature:
Witness 1 Printed Name: Ilona Davidovich
Post Office Address: 2441 Novus Street
Sarasota FL 34237

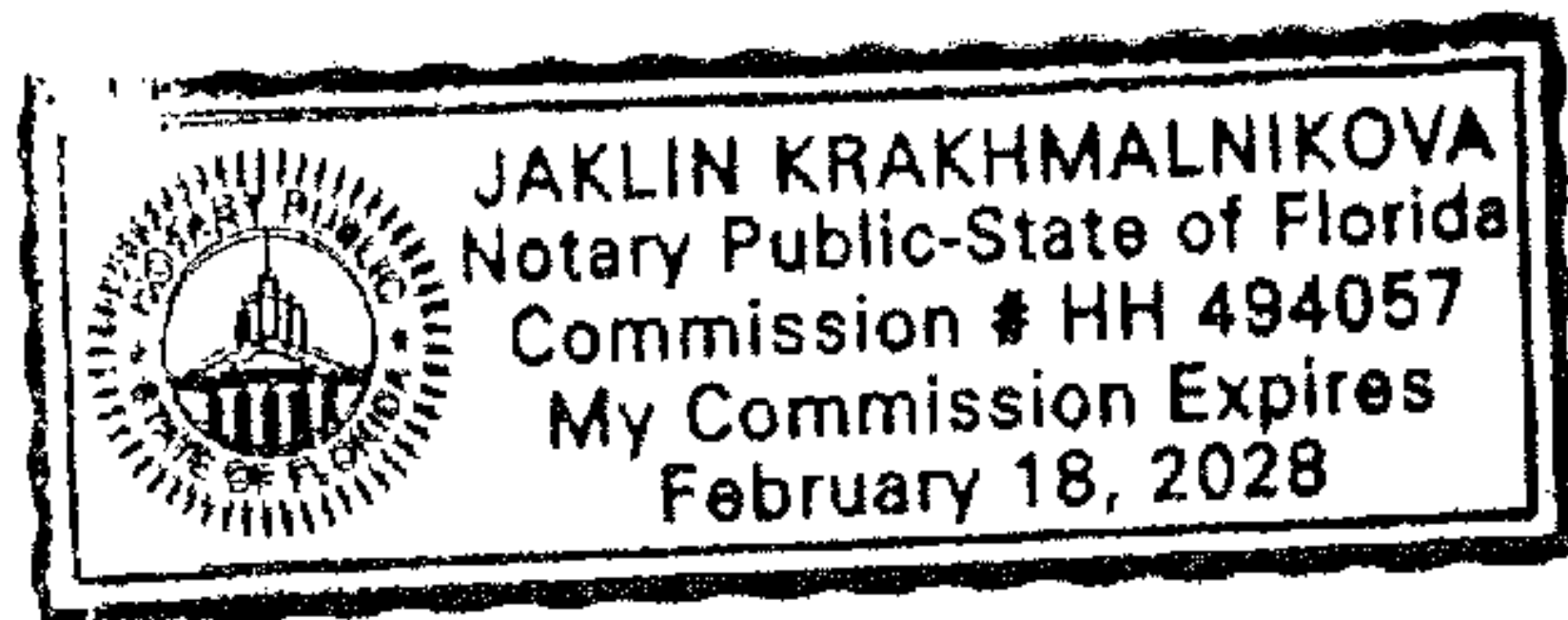
 (Seal)
Jonathan R. Blaze, individually and as Co-Trustee of
the Jonathan R. Blaze and Lisa M. Hultquist Family
Trust dated 12/20/2022

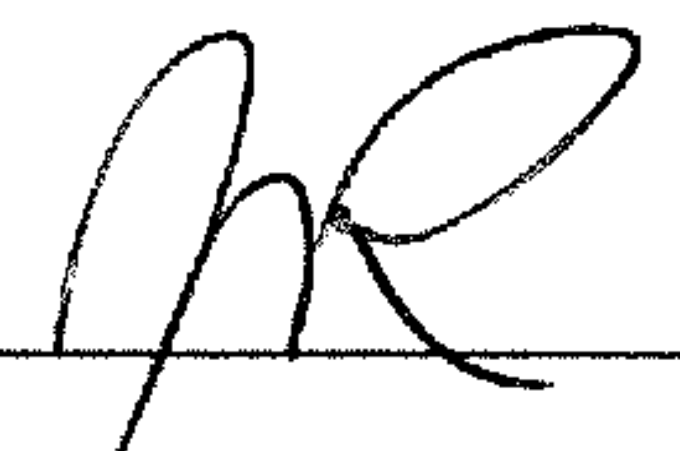

Witness 2 Signature:
Witness 2 Printed Name: Jaklin Krakhmalnikova
Post Office Address: 2441 Novus Street
Sarasota FL 34237

 (Seal)
Lisa M. Hultquist Blaze, individually and as Co-Trustee
of the Jonathan R. Blaze and Lisa M. Hultquist Family
Trust dated 12/20/2022

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this
27th day of March, 2026, by Jonathan R. Blaze and Lisa M. Hultquist Blaze, individually and as Co-Trustees of the
Jonathan R. Blaze and Lisa M. Hultquist Family Trust dated 12/20/2022, who are personally known to me or who produced
DRIVERS LICENSE as identification.




Notary Public
Print Name: Jaklin Krakhmalnikova
My Commission Expires: February 18th, 2028

Notary Seal