

4/9/2026 3:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478212

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260212

Doc Stamp-Deed: \$630.00

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Warranty Deed

This Warranty Deed made this 8 day of April 2026, between **Philippa P. Bates Hughes**, a single woman, individually and as Successor Trustee of the **Gia Thi Walker Revocable Living Trust Agreement** dated the 7th day of June, 1994 whose post office address is **2125 14th Street NW #617, Washington, D.C. 20009**, grantor, and **Rockhill Developers L.L.C.**, a Florida Limited Liability Company whose post office address is **4961 Topsail Drive, Nokomis, Florida 34275**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lots 11 and 12, Block 29, Warm Mineral Springs Unit No. 82, as per plat thereof recorded in Plat Book 10, Pages 23 and 23A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0789010003

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

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, 2024**.

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

Signed, sealed and delivered in our presence:

Chantel Winfree
Witness

Chantel Winfree

Witness Name Printed
3100 Gillespie St Houston TX 77020

Witness Address

Cynthia Allen
Witness

Cynthia Allen

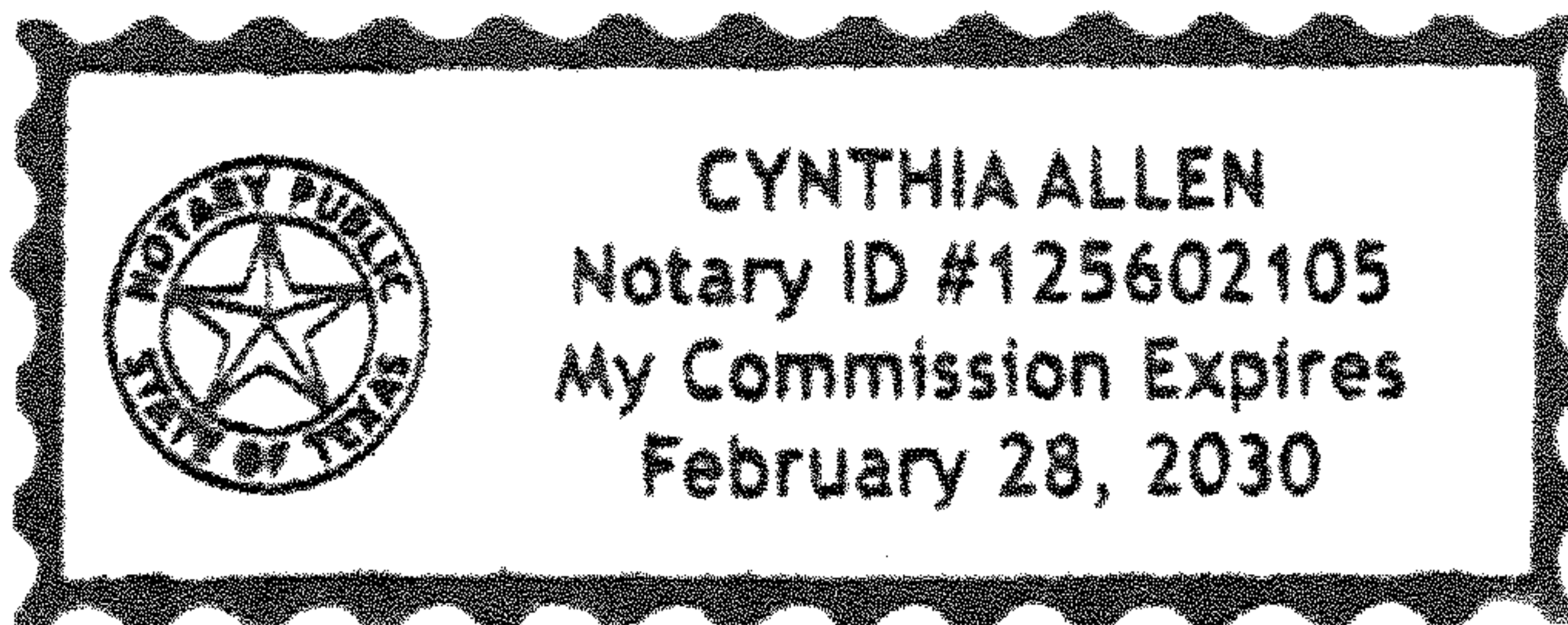
Witness Name Printed

6018 Irish Hill Dr. Houston, Tx 77053

Witness Address

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 8 of April, 2026 by Philippa P. Bates Hughes, individually and as Successor Trustee of the Gia Thi Walker Revocable Living Trust Agreement dated the 7th day of June, 1994, who ☐ is personally known or ☒ has produced a ~~XXXXXX~~ CA Passport as identification.



Philippa P. Bates Hughes, Successor Trustee

Philippa P. Bates Hughes, individually and as Successor Trustee

Cynthia Allen

Notary Public

Printed Name: Cynthia Allen

My Commission Expires: 2/28/2030

Completed via Remote Online Notarization using 2 way Audio/Video technology.