

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048351 2 PG(S)**

Prepared by and return to:
Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

4/13/2026 3:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3479558

File No 2026-153

Doc Stamp-Deed: \$23,800.00

Parcel Identification No 2038090025

[Space Above This Line For Recording Data]

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

This indenture made the 13th day of April, 2026 between **Erin M. Zamoff, Individually and as Trustee of Erin M. Zamoff Revocable Trust under agreement dated Jun 29, 2023**, whose post office address is 4126 West 45th Street, Edina, MN 55424, Minnesota, Grantor, to **William K. Hicks, Trustee of the William K. Hicks Revocable Living Trust u/a/d September 30, 2022**, whose post office address is 1843 Morris Street, Sarasota, FL 34239, 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:

Lots 11 and 13, Block B, HARTSDALE, according to the map or plat thereof, as recorded in Plat Book 2, Page 177, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Erin M. Zamoff Revocable Trust under agreement dated Jun 29, 2023

By: [Signature]
Erin M. Zamoff, Individually and as Trustee

[Signature]
WITNESS
PRINT NAME: HERYL LYCANS

4750 OAK HILL DR.
SARASOTA, FL 34232
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: Doreen L. Gentz

3081 Madagascar Ave
North Port FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2026, by Erin M. Zamoff, Individually and as Trustee of Erin M. Zamoff Revocable Trust under agreement dated Jun 29, 2023, who is/are personally known to me or who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

