

4/15/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480737

Prepared by and Return to:  
Amanda Crane  
Suncoast One Title & Closings, Inc.  
4044 North Access Road  
Englewood, FL 34224

Doc Stamp-Deed: \$1,872.50

File No.: ENG-2026-2392  
Parcel ID Number: 0856-06-0031

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## WARRANTY DEED

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

This indenture made the **15th day of April, 2026** between **Charles Darwin Pickering and Kathryn Barclay Pickering, Individually and as Trustees of a Revocable Trust Agreement dated January 30, 2017**, whose post office address is **1984 Astor Street, Apt 105, Orange Park, FL 32073**, of the County of Clay, State of Florida, Grantor, to **Donald W. Hamsher and Cecelia Hamsher, Trustees of the Hamsher Family Trust dated September 8th, as amended**, whose post office address is **19305 S West Villages Pkwy, Unit 244 Venice 34293, Venice, FL 34293**, of the County of Sarasota, State of Florida, 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:

**Lot 99, Stillwater, Unit Three, according to the map or plat thereof, recorded in Plat Book 46, Page(s) 3, 3A through 3E, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

**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:*

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Denise Lakin

WITNESS 1 ADDRESS:  
1432 Nancy St  
Jacksonville FL 32205

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: JAMES O LAMKIN

WITNESS 2 ADDRESS:  
1432 Nancy Street  
Jacksonville FL 32205

STATE OF Florida  
COUNTY OF Clay

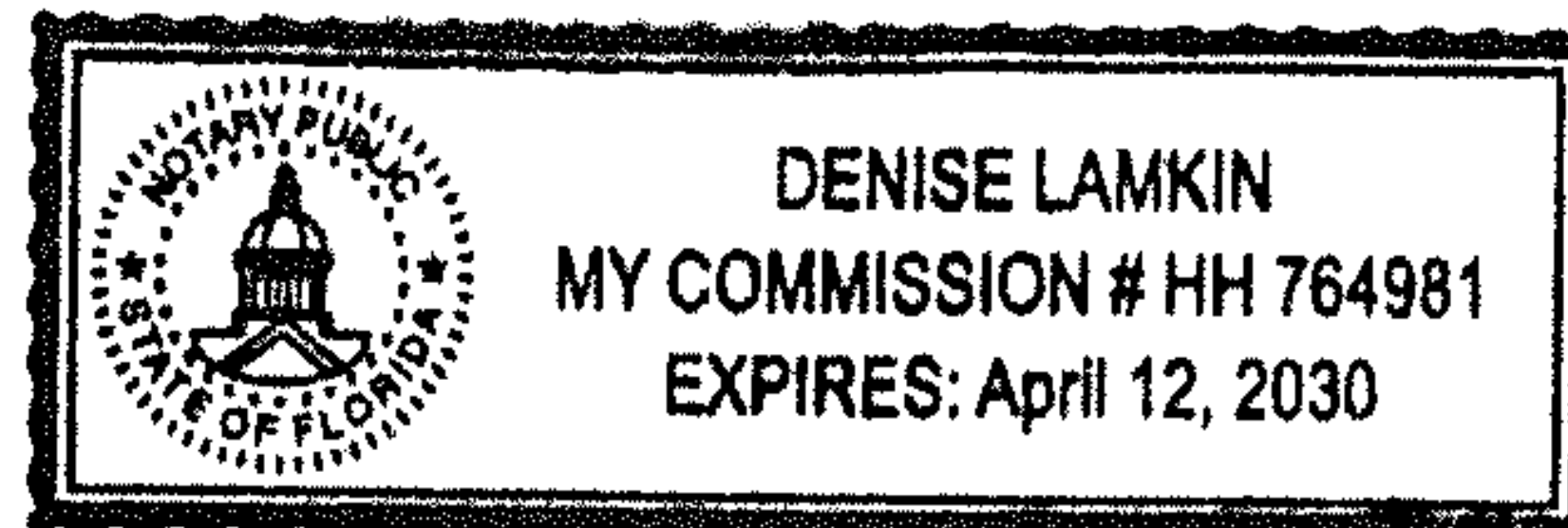
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of April, 2026, by Charles Darwin Pickering and Kathryn Barclay Pickering, Individually and as Trustees of a Revocable Trust Agreement dated January 30, 2017,  who is/are personally known to me or  who has/have produced driver license as identification.

[Signature]  
Signature of Notary Public  
Denise Lakin  
Print, Type/Stamp Name of Notary

a Revocable Trust Agreement dated  
January 30, 2017

By: [Signature]  
Charles Darwin Pickering, Individually  
and as Trustee

By: [Signature]  
Kathryn Barclay Pickering, Individually  
and as Trustee



(NOTARY SEAL)