

This instrument prepared without opinion or examination of title by:
Mary Lynn Desjarlais, Esquire
Desjarlais Law & Title
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231

Tax Parcel ID No: 0357030041
Documentary Stamps Paid: \$.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049702 2 PG(S)

4/15/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480786

Doc Stamp-Deed: \$0.70

[Space Above This Line For Recording Data]

Warranty Deed to Trustee

(Statutory Form - FS 689.021 and 689.073 powers)

This Indenture, April 14, 2026, between **MIKI L. PIKE, an unmarried woman**, of the County of Sarasota in the State of Florida, herein called Grantor, whose post address is 471 Shore Drive, Laconia, NH 03246, and **MIKI L. PIKE, as Trustee under the Miki L. Pike Trust dated September 21, 2016**, herein called Grantee, and whose post office address is 471 Shore Drive, Laconia, NH 03246.

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described land, to wit:

Lot 701, Talon Preserve, Phase 6, according to the plat thereof, as recorded in Plat Book 57, Page(s) 534 through 542, Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement and Declaration of Trust.

Full power and authority is granted by this Deed to Trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connections with the real estate may be entered into by it in the name of the then beneficiaries under the Trust Agreement and Declaration of the Trust, as their attorney in fact, by this Deed irrevocably appointed for that purpose, or, at the election of Trustee, in its own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.



The interest of each beneficiary under this Deed and under the Trust Agreement and Declaration of Trust referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

NOTE TO PROPERTY APPRAISER: The Grantor, MIKI L. PIKE, an unmarried woman, confirms that under the terms of the Revocable Trust Agreement referred to above, said Grantor has reserved unto himself/herself a beneficial interest for his/her life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.041(2), 1985.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

Dated on April 14, 2026

Signed, sealed and delivered in the presence of:

Witness Sign: [Signature]
Witness Print: Mary Lynn Desjarlais
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

[Signature]
MIKI L. PIKE

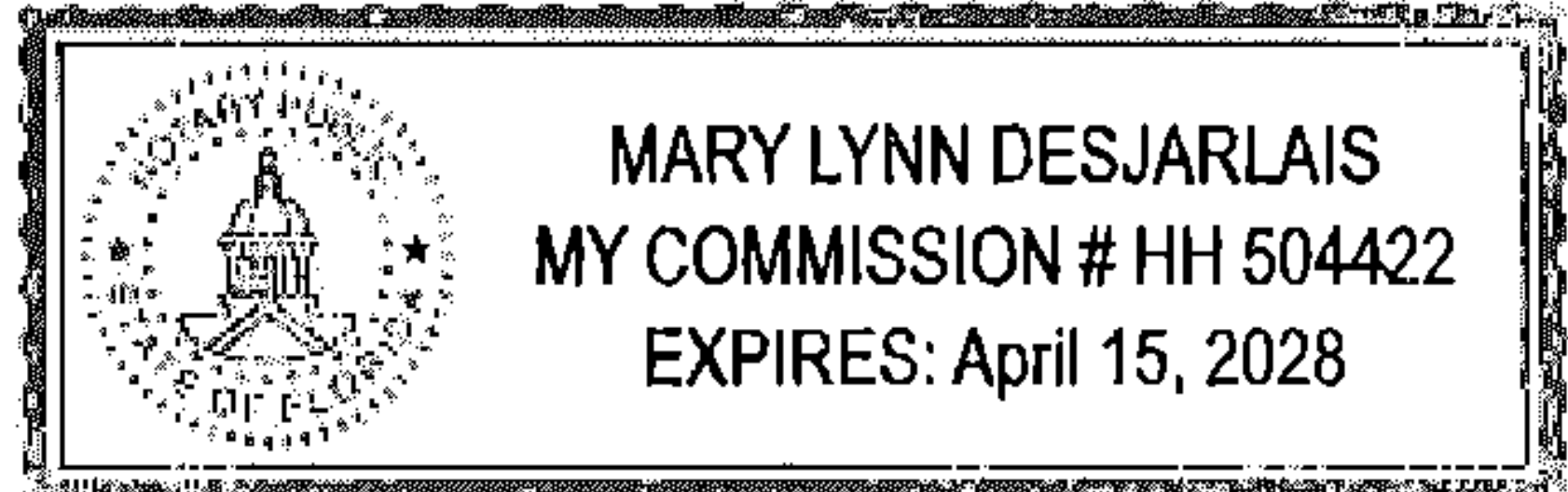
Witness Sign: [Signature]
Witness Print: Mary A. Panzegrat
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

_____ [space below this line for acknowledgments] _____

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGMENT

14 The foregoing instrument was acknowledged before me by means of physical presence or online notarization on April 14, 2026, MIKI L. PIKE, an unmarried woman, who is/are personally known to me or who produced a New Hampshire Florida Driver's License as identification.



{notarial seal}

NOTARY PUBLIC
[Signature]
Mary Lynn Desjarlais
(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is: