

Prepared Without Benefit of Title Examination By:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID#: 0137100028
Consideration: \$10.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050481 3 PG(S)
April 16, 2026 03:59:38 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, dated 4/16/2026, 2026 by DIANNE L. OCHILTREE, individually and as Trustee of the DIANNE L. OCHILTREE REVOCABLE LIVING TRUST, dated May 22, 2009, as amended, whose post office address is 7570 Preservation Dr., Sarasota, FL 34241, hereinafter called the GRANTOR, to DIANNE LYNNE OCHILTREE and JAMIE OCHILTREE III as Co-Trustees of the JAMIE AND DIANNE OCHILTREE COMMUNITY PROPERTY TRUST under agreement dated 29 September, 2025, whose post office address is 7570 Preservation Dr., Sarasota, FL 34241, hereinafter called the GRANTEE, (Wherever used herein the terms "GRANTOR" and "GRANTEE" include all 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 \$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 255, ISLES OF SARASOTA UNIT 1, according to the plat thereof, recorded in Plat Book 45, Page(s) 21, 21A through 21I, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

THIS DEED hereby confers on the trustees the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.073, Florida Statutes.

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.

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

[signature page follows]

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

X [Signature]
Witness Name: Sergio A. Rocha
Witness Address: _____
766 Hudson Ave., Ste C. Sarasota, FL 34236

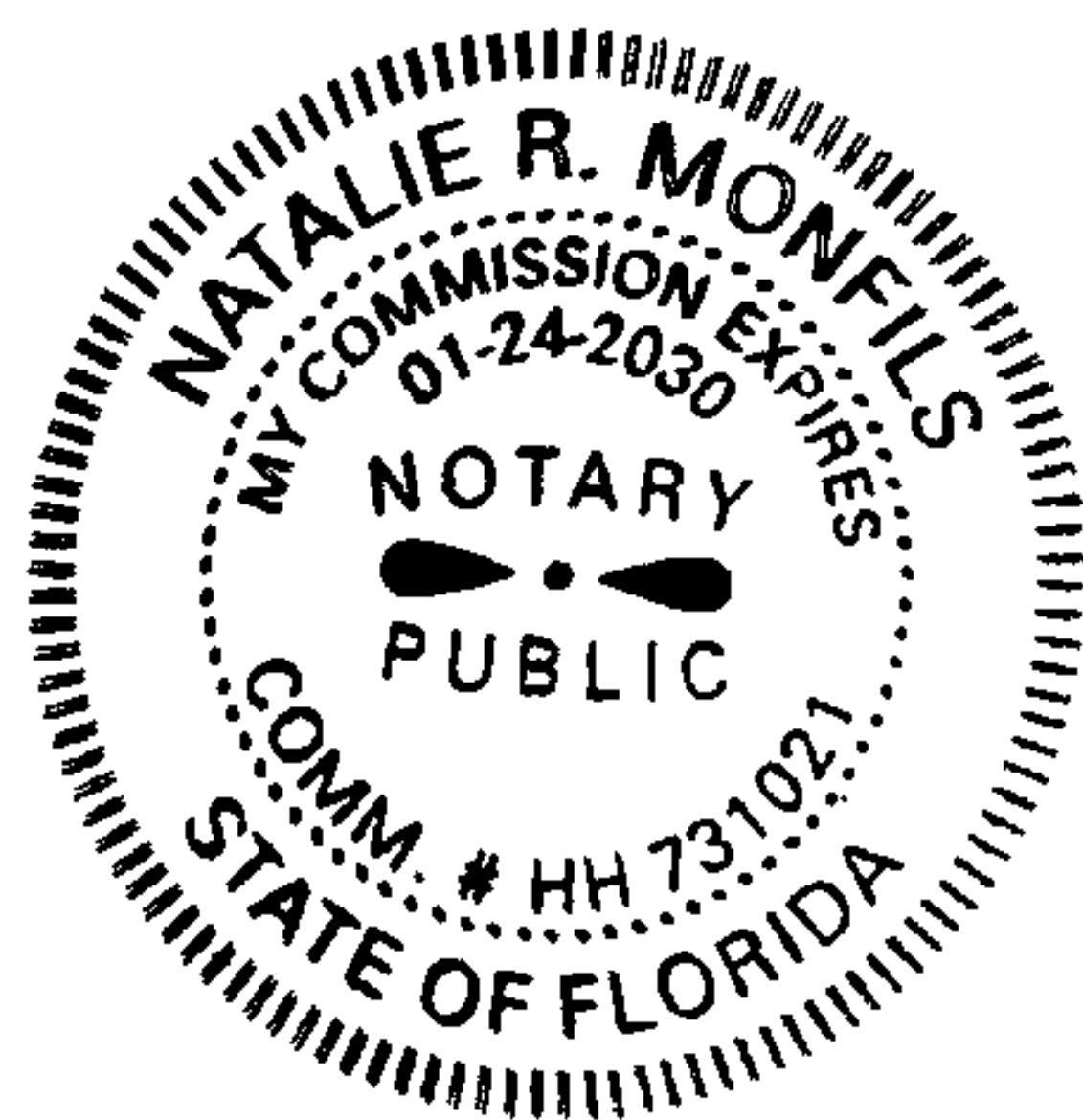
[Signature]
DIANNE L. OCHILTREE, individually and as Trustee of the DIANNE L. OCHILTREE REVOCABLE LIVING TRUST, dated May 22, 2009, as amended

X [Signature]
Witness Name: Natalie R. Monfils
Witness Address: _____
766 Hudson Ave., Ste C. Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me, by means of physical presence or _____ online notarization, this 16 day of April, 2026 by DIANNE L. OCHILTREE, individually and as Trustee of the DIANNE L. OCHILTREE REVOCABLE LIVING TRUST, dated May 22, 2009, as amended, who are personally known to me: or who have produced driver licenses as identification: _____.

(NOTARY SEAL)



[Signature]
Notary Signature
Natalie R. Monfils

(Type, Print or Stamp Name)

I am a Notary Public in and for the State of Florida and my commission expires on: 1-24-30.

This Instrument Prepared Without
Benefit of Title Examination By:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Ave, Suite 100
Sarasota, Florida 34237

CERTIFICATION OF TRUST

BEFORE ME, the undersigned authority, personally appeared DIANNE L. OCHILTREE (“Affiant”) who being deposed and say:

1. Affiant hereby certifies that the DIANNE L. OCHILTREE REVOCABLE LIVING TRUST (“Trust”) exists and was initially executed on May 22, 2009. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
2. The Settlor of the Trust is DIANNE L. OCHILTREE.
3. The currently acting Trustee of the Trust is the Affiant whose address is 7570 Preservation Dr., Sarasota, FL 34241.
4. The Trust is Revocable.
5. Title to the following described property is currently vested of record in: DIANNE L. OCHILTREE, Trustee of the DIANNE L. OCHILTREE REVOCABLE LIVING TRUST:

Lot 255, ISLES OF SARASOTA UNIT 1, according to the plat thereof, recorded in Plat Book 45, Page(s) 21, 21A through 21I, inclusive, of the Public Records of Sarasota County, Florida.
(hereinafter “Property”)
6. The Trust grants the Affiant the power and authority as Trustee of the Trust to convey the Property to DIANNE LYNNE OCHILTREE and JAMIE OCHILTREE III as Co-Trustees of the JAMIE AND DIANNE OCHILTREE COMMUNITY PROPERTY TRUST under agreement dated 29 September, 2025.
7. Under penalties of perjury, Affiant declares she has examined this Certification of Trust and to the best of her knowledge and belief it is true, correct and complete.

“AFFIANT”


DIANNE L. OCHILTREE