

4/22/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484311

Prepared by and Return to:
Kathleen Herbach
Schofield & Spencer, P.A.
1429 60th Ave. West., Suite 300
Bradenton, Florida 34207
File #18199-41

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0067020020

WARRANTY DEED TO TRUSTEE

This Indenture, made and executed on this the 21st day of April, 2026, by **Jack M. Murphy, Jr. and Gina L. Murphy a/k/a Gina I. Murphy, as husband and wife** (hereinafter called the grantor*) whose post office address is: 3015 Driftwood Ln, Rock Springs, WY 82901, to **Gina L. Murphy and Jack M. Murphy, Jr., as trustees of the Gina and Jack Murphy Living Trust dated July 15, 2025**, (hereinafter called the grantee*), whose post office address is: 3015 Driftwood Ln, Rock Springs, WY 82901.

Witnesseth: That the grantor, for and in consideration of the sum of \$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 and being in **Sarasota County, Florida**, to wit:

Lot 27, SEVILLE AT CENTER GATE, according to the map or plat thereof, as recorded in Plat Book 32, Page(s) 34, of the Public Records of Sarasota County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Subject to easements, dedications and restrictions of record and taxes for the current year and all succeeding years.

Grantor warrants that at the time of this conveyance, the subject property is not the homestead property of Jack M. Murphy, Jr. and Gina L. Murphy within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of their homestead property.

Grantor covenants that this deed is a conveyance of property with no change in beneficial ownership interest and is exempt from Documentary Stamp taxes (except minimum tax) pursuant to §12B-4.013 (28) (a), FAC.

Examination of title to the subject property was recommended to grantee but was declined by grantee and was not undertaken in connection with the preparation of this instrument.

Grantee, by acceptance of this conveyance agrees to hold Schofield & Spencer, P.A. harmless of any documentary stamp tax costs incurred as a result of this transaction.

All parties hereto, confirm this deed was prepared in reliance on the prior deed recorded in Official Instrument Number: 2021037711, in the Public Records of Sarasota County, Florida, and agree to hold Schofield & Spencer, P. A. harmless of any errors contained therein.

All of the parties hereto confirm that they have not been given any tax advice by Schofield & Spencer, P.A., or any of its employees, and have been advised to seek the advice of their accountant as to the tax consequences of this transfer.

TO HAVE AND TO HOLD said real estate with the following uses and purposes, to wit:

1. The trustee is vested with full rights of ownership over the above described real estate and is specifically granted and given the power and authority:

A. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

B. To sell and to convey said real estate, including homestead or exempt property, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

C. To execute and renew leases for a term extending beyond the term of the Trust Agreement, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

D. To borrow money, and to mortgage, pledge or encumber any or all of said real estate to secure payment thereof;

E. To manage, control, and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition to manage and operate any business that may now or hereafter be operated and maintained on said real estate; and

F. To make gifts of all or part of said real estate.

2. Rights of ownership over paragraph 1 above shall vest in any successor Trustee, only upon the recording of either a death certificate of the current Trustee, or a resignation of the current Trustee, or by designation of such successor Trustee in the public records of the court having jurisdiction over the Trust.

3. The grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes §689.071, now Florida Statutes 689.073, effective June 28, 2013.

4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this Instrument.

"Grantor" and "Grantee" are used for singular or plural as context requires.

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

Jack M. Murphy, Jr.
Grantor: Jack M. Murphy, Jr.

Signed, sealed and delivered
in the presence of:
WITNESSES:

Gina L. Murphy
Grantor: Gina L. Murphy

Kathleen Herbach
Signature

Kathleen Herbach
Print Name
1429 60th Ave. W., Suite 300
Bradenton, FL 34207

Ashley Prieto
Signature

Ashley Prieto
Print name
1429 60th Ave. W., Suite 300
Bradenton, FL 34207

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Jack M. Murphy, Jr. and Gina L. Murphy a/k/a Gina I. Murphy, as husband and wife, who are personally known to me or who have produced Wynn's as identification all on April 21st, 2026.

Kathleen Herbach
Notary Public

My Commission Expires:

