

4/23/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484829

Consideration: \$ \_\_\_\_\_  
Recording Fees: \$ 29.00  
Documentary Stamps: \$ .70

PREPARED BY AND RETURN TO:

ANN S. JOHNSON, ESQUIRE  
DUNLAP & MORAN, P.A.  
P. O. Box 3948  
Sarasota, Florida 34230-3948  
(941) 366-0115  
JAM:ASJ File No. 6939-1

Doc Stamp-Deed: \$0.70

**Prepared without benefit of examination or opinion of title.**

**The subject conveyance is given for no or nominal consideration and represents a transfer of real property to a trustee(s) of a trust in which the beneficial ownership of the property remains the same both before and after the transfer. Therefore, pursuant to Rule 12B-4.013(28), FAC, only nominal documentary stamps are due upon this deed. Additionally, pursuant to 12 U.S.C.A § 1701j-3(d), this transfer is exempt from the enforcement of any "due-on-sale clause" that may exist in any real property loan documents, as such terms are defined in said code section.**

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#### WARRANTY DEED

This Warranty Deed is made by **CAROL H. BAHRENBURG** and **DOUGLAS H. BAHRENBURG**, as Co-Trustees of the **CAROL H. BAHRENBURG REVOCABLE TRUST u/a dated October 2, 2003** and **CAROL H. BAHRENBURG**, individually, hereinafter referred to as "Grantor," to **DOUGLAS H. BAHRENBURG**, as Trustee of the **CAROL H. BAHRENBURG REVOCABLE TRUST u/a dated October 2, 2003**, whose address is: 2203 Montclair Dr, Sarasota, FL 34231, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in SARASOTA County, Florida:

**Lot 22, Unit 1, Monticello Subdivision, as per plat thereof recorded in Plat Book 10, Page 24, Public Records of Sarasota County, Florida, together with a common easement for ingress and egress to Phillippi Bayou for docking and launching facilities through Lot 7 of the above mentioned subdivision.**

The Property Appraiser's Parcel Identification Number for the above-described property is: **0086120012**. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

**Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.**

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated this 22 day of April, 2026.

Witness No. 1:

[Signature]

Print: Sandra Castro

Address: DUNLAP & MORAN PA  
P.O. BOX 3948  
SARASOTA, FL 34230-3948

*As to all co trustees of Trust Grantor*

GRANTOR:

Carol H. Bahrenburg  
**Carol H. Bahrenburg as Trustee of the above named Trust**  
1544 Shelburne Ln  
Sarasota, FL 34231

Witness No. 2:

[Signature]

Print: LouAnn Sowell

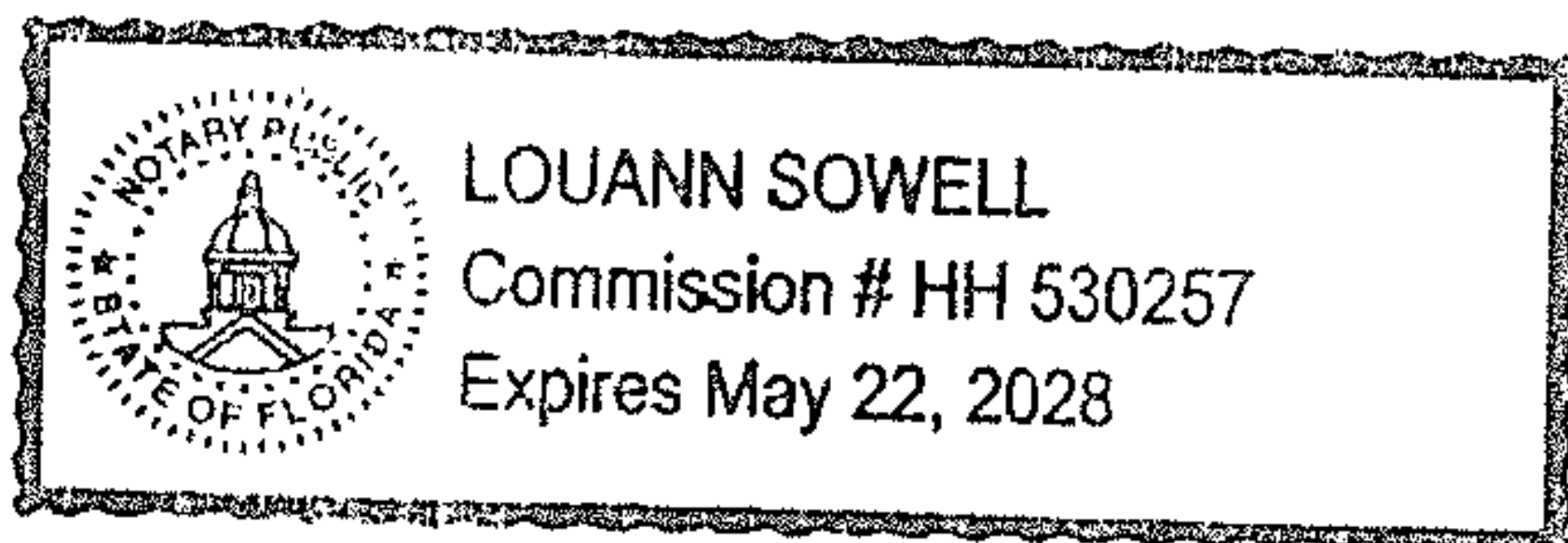
Address: DUNLAP & MORAN PA  
P.O. BOX 3948  
SARASOTA, FL 34230-3948

*As to all co trustees of Trust Grantor*

[Signature]  
**Douglas H. Bahrenburg as Trustee of the above named Trust**  
1544 Shelburne Ln  
Sarasota, FL 34231

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Carol H. Bahrenburg and Douglas H. Bahrenburg as Co-Trustees of the Carol H. Bahrenburg Revocable Trust u/a dated October 2, 2003, as who are personally known to me or,  who have produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Witness No. 1:

Sandra Castro

Sandra Castro

Print: \_\_\_\_\_

Address: **DUNLAP & MORAN PA**  
**P.O. BOX 3948**  
**SARASOTA, FL 34230-3948**

*As to Carol H. Bahrenburg, individually*

GRANTOR:

Carol H. Bahrenburg

**Carol H. Bahrenburg, individually**

1544 Shelburne Ln

Sarasota, FL 34231

Witness No. 2:

LouAnn Sowell

Print: LouAnn Sowell

Address: **DUNLAP & MORAN PA**  
**P.O. BOX 3948**  
**SARASOTA, FL 34230-3948**

*As to Carol H. Bahrenburg, individually*

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Carol H. Bahrenburg,  who is personally known to me or,  who has produced \_\_\_\_\_ as identification.

LouAnn Sowell

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

