

4/23/2026 4:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485001

Doc Stamp-Deed: \$1,284.50

Consideration: \$183,500.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-29847-003

Property Appraiser's Parcel ID No.: 0405130039

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 23rd day of April, 2026, by and between **BONNIE W. KING, INDIVIDUALLY AND AS TRUSTEE OF THE TERRY EUGENE KING CREDIT SHELTER TRUST**, whose address is **1705 River Oaks Road, Jacksonville, FL 32207** (hereinafter "GRANTOR"), and **WILLIAM LAGASSE, A SINGLE MAN**, whose address is **5371 Crestlake Boulevard, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOTS 46 AND 47 IN BLOCK 13 OF NOKOMIS AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.**

**The named Grantor herein represents that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]  
Printed Name Dwaine Fowler  
P.O. Address 3726 Manoa Oaks Dr.  
Jax, FL 32277

(2) Tammy Fowler  
Printed Name TAMMY FOWLER  
P.O. Address 3726 Manoa Oaks Dr.  
Jax, FL 32277

GRANTOR:

**BONNIE W. KING, INDIVIDUALLY AND AS TRUSTEE OF THE TERRY EUGENE KING CREDIT SHELTER TRUST**

By: [Signature]  
**Bonnie W. King, Individually and as Trustee aforesaid**

STATE OF FL

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 20<sup>th</sup> day of April, 2026, by Bonnie W. King, Individually and as Trustee of the Terry Eugene King Credit Shelter Trust ( ) who is personally known to me or ( ) who has produced Duplicate as identification.

[Signature]  
Signature of Notary Public

(AFFIX SEAL)

Dwaine Fowler  
Print, Type/Stamp Name of Notary

My Commission Expires: 3. 21. 29

