

4/24/2026 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485625

Doc Stamp-Deed: \$8,050.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-312
Parcel ID: 2036090027
Consideration: \$1,150,000.00

Warranty Deed

Know All Men By These Presents that, **Daniel G. McDowell and Laurie M. Cooke, Individually and as Successor Trustees of the Peggy Ann Brown Revocable Trust under Agreement dated April 1, 2003, as Amended and Restated on March 3, 2022, and as further Amended and Restated by the Second Amended and Restated Revocable Trust Agreement of Peggy Ann Brown dated February 8, 2023**, (henceforth referred to as "Grantor") of **52 Moon Flower Walk, Youngsville, NC 27596**, for consideration paid, grant to **Altavista Property LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **7901 4th Street North, Suite 300, St. Petersburg, FL 33702**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 10, Block C, of AVONDALE, according to the Plat thereof, as recorded in Plat Book 1, Pages 72 and 73, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part 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, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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.

AND the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 23rd day of April, 2026

[Signature]
Witness #1 Signature

Michael E Mitchell
Witness #1 Printed Name

P.O. Address: 141 Peachtree Lane
Clayton, NC 27527

[Signature]
Witness #2 Signature

Nancy L Bard
Witness #2 Printed Name

P.O. Address: 12002 FOX VALLEY ST
RALEIGH, NC 27614

The Peggy Ann Brown Revocable Trust under Agreement dated April 1, 2003, as Amended and Restated on March 3, 2022, and as further Amended and Restated by the Second Amended and Restated Revocable Trust Agreement of Peggy Ann Brown dated February 8, 2023

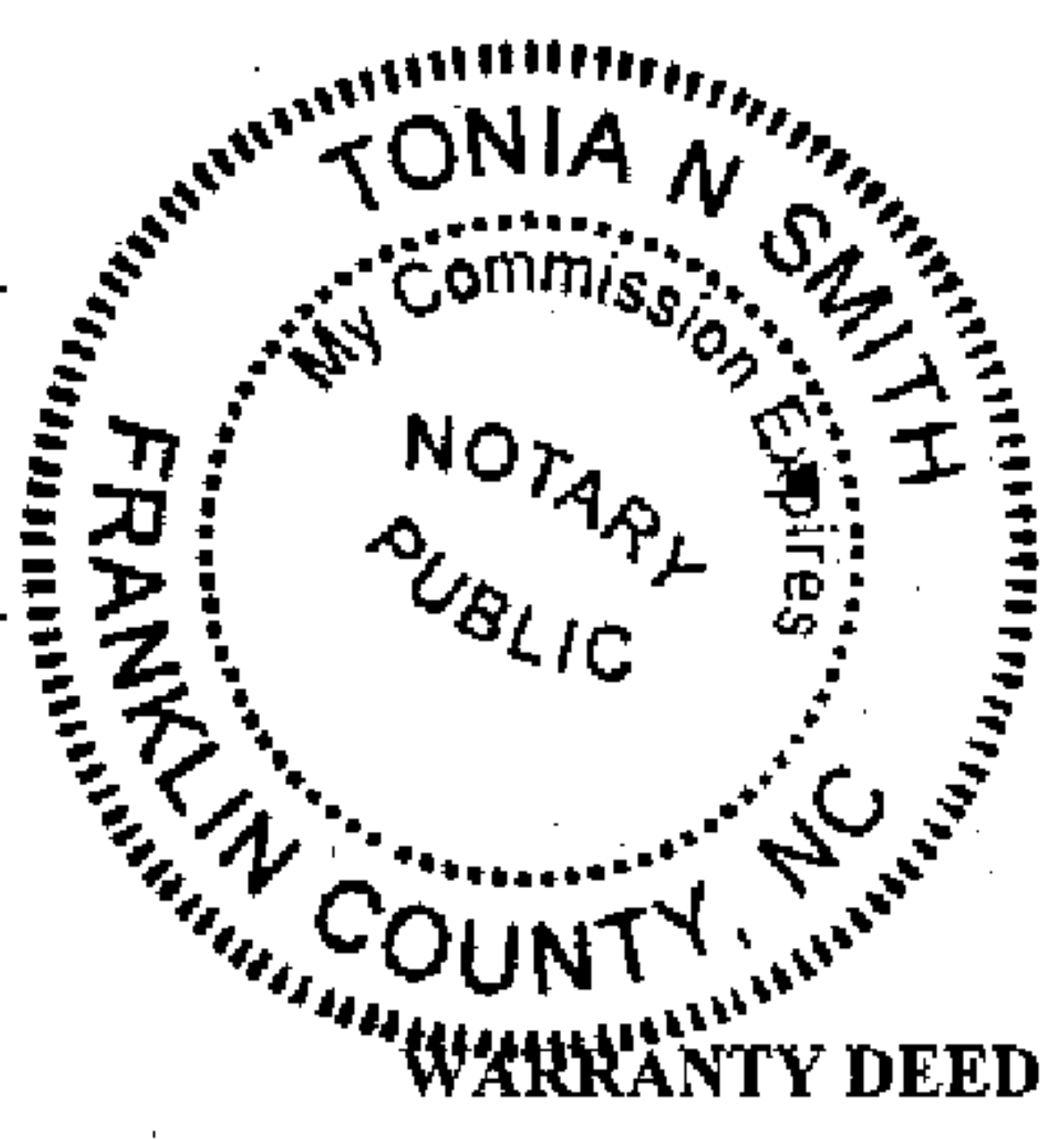
By: [Signature]
Daniel G. McDowell, Individually and as Successor Trustee

STATE OF NORTH CAROLINA
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026, by Daniel G. McDowell, Individually and as Successor Trustee of the Peggy Ann Brown Revocable Trust under Agreement dated April 1, 2003, as Amended and Restated on March 3, 2022, and as further Amended and Restated by the Second Amended and Restated Revocable Trust Agreement of Peggy Ann Brown dated February 8, 2023, who is/are personally known to me or who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Tonia N Smith
Print, Type/Stamp Name of Notary



Witness #1 Signature

Reid McCullough

Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature

Hilary McCullough

Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

The Peggy Ann Brown Revocable Trust under Agreement dated April 1, 2003, as Amended and Restated on March 3, 2022, and as further Amended and Restated by the Second Amended and Restated Revocable Trust Agreement of Peggy Ann Brown dated February 8, 2023

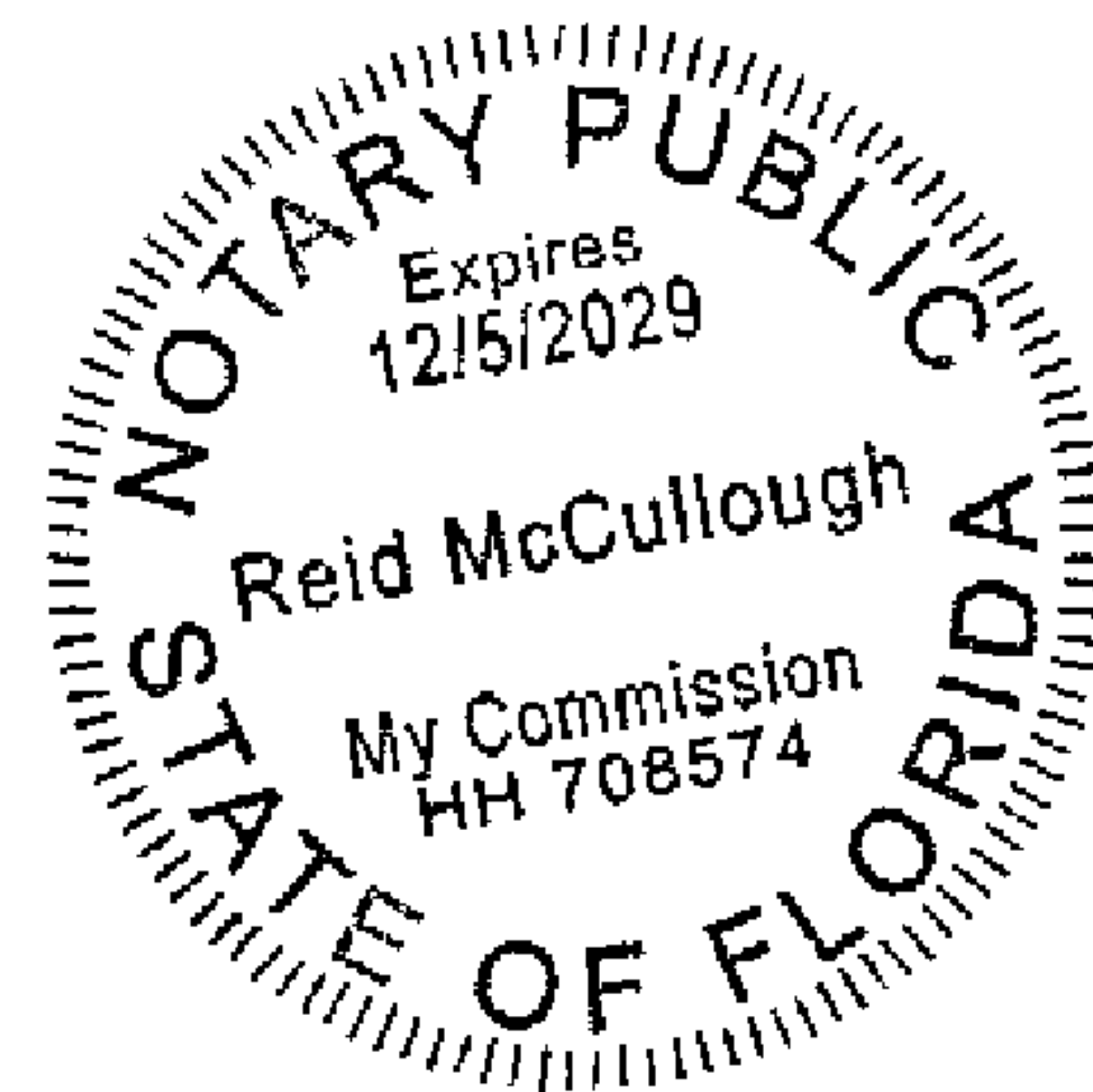
By: Laurie M. Cooke
Laurie M. Cooke, Individually and as Successor Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of April, 2026, by Laurie M. Cooke, Individually and as Successor Trustee of the Peggy Ann Brown Revocable Trust under Agreement dated April 1, 2003, as Amended and Restated on March 3, 2022, and as further Amended and Restated by the Second Amended and Restated Revocable Trust Agreement of Peggy Ann Brown dated February 8, 2023, who is/are personally known to me or who has/have produced valid DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED