

4/27/2026 4:37 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3486297

**PREPARED BY AND RETURN TO:**

KULAS & CRAWFORD  
Andrew R. Smith, Esq  
2100 SE Hillmoor Drive, Suite 105  
Port St. Lucie, Florida 34952

**PREPARED FOR:**

KIMBERLY A. PORTER  
66 Saw Mill Pond Road  
Fitchburg, Massachusetts 01420  
Parcel I.D. # 0133-10-0021

Doc Stamp-Deed: \$0.70

## Warranty Deed

SPACE ABOVE FOR RECORDER'S USE

This Warranty Deed was made on April 27, 2026, between KIMBERLY PORTER A/K/A KIMBERLY A. PORTER, a single person, Grantor, conveying her interest to KIMBERLY A. PORTER, Trustee, or her successors in trust, under the KIMBERLY A. PORTER LIVING TRUST dated April 27, 2026, and any amendments thereto, Grantee, whose address is 66 Saw Mill Pond Road, Fitchburg, Massachusetts 01420:

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situated in the County of Sarasota, State of Florida:

Lot 54, STONEYBROOK AT PALMER RANCH, UNIT 3, according to the plat thereof, recorded in Plat Book 36, Page 17, of the Public Records of Sarasota County, Florida.

The Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. The Grantor confer upon said Grantee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed, pursuant to Section 689.071, Florida Statutes. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Signed, sealed and delivered in our presence:

[Signature]  
First Witness Signature

[Signature]  
KIMBERLY PORTER A/K/A KIMBERLY A. PORTER  
66 Saw Mill Pond Road  
Fitchburg, Massachusetts 01420

Michael D. Dellamonaca  
First Witness Printed Name  
982 South Street  
Fitchburg, Massachusetts 01420

[Signature]  
Second Witness Signature

Bianca L. Huntley  
Second Witness Printed Name  
982 South Street  
Fitchburg, Massachusetts 01420

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF WORCESTER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this date, April 27, 2026, by KIMBERLY PORTER A/K/A KIMBERLY A. PORTER, who is personally known to me or who has produced personally known as identification.

[Signature]  
Notary Public - Signature  
[Signature]  
Print Name of Notary, (Title or Rank and Serial Number, if any)

My Commission Expires:  
(NOTARY SEAL)

