

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058039 2 PG(S)**

4/30/2026 2:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488018

Recording \$18.50
Documentary stamps \$.70
Indexing \$2.00

Prepared by and Return to:
Christopher A. Likens, Esquire
1800 Second Street – Suite 971
Sarasota, FL 34236
(without title examination)

Doc Stamp-Deed: \$0.70

Tax I.D. #0065130059 (Parcel 1)

Tax I.D. #0265150004 (Parcel 2)

WARRANTY DEED

This Indenture, made this 30th day of April, 2026, between **EMILY COLLINS HELTON, formerly known as EMILY WARDWELL**, joined by her spouse **JOSHUA R. HELTON**, Grantor, and **JOSHUA R. HELTON and EMILY COLLINS HELTON**, as Trustees of the Helton Family Revocable Trust under agreement dated April 22, 2026, Grantee, whose mailing address is 7346 Weeping Willow Drive, Sarasota, FL 34241.

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Witnesseth, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Parcel 1

Lot 508, Ridgewood Estates 6th Addition, according to the plat thereof, as recorded in Plat Book 15, Page 4, of the Public Records of Sarasota County, Florida.

Parcel 2

Lot 118, Bent Tree Village Subdivision, Unit 3, according to the plat thereof, as recorded in Plat Book 30, Page 14, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the current year and subsequent years.


Full power and authority is hereby granted to said Trustees to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 689.071 and 689.073,

NOTE TO PROPERTY APPRAISER: The Grantors, Emily Collins Helton and Joshua R. Helton, confirm that under the terms of the trust referred to above, said Grantors have reserved unto themselves a beneficial interest for their lives and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041,


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

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:


* Jennifer M. Fristoe
*(print name of witness)
1800 Second Street, Suite 971, Sarasota, FL 34236

 (SEAL)
EMILY COLLINS HELTON formerly
known as Emily Wardwell

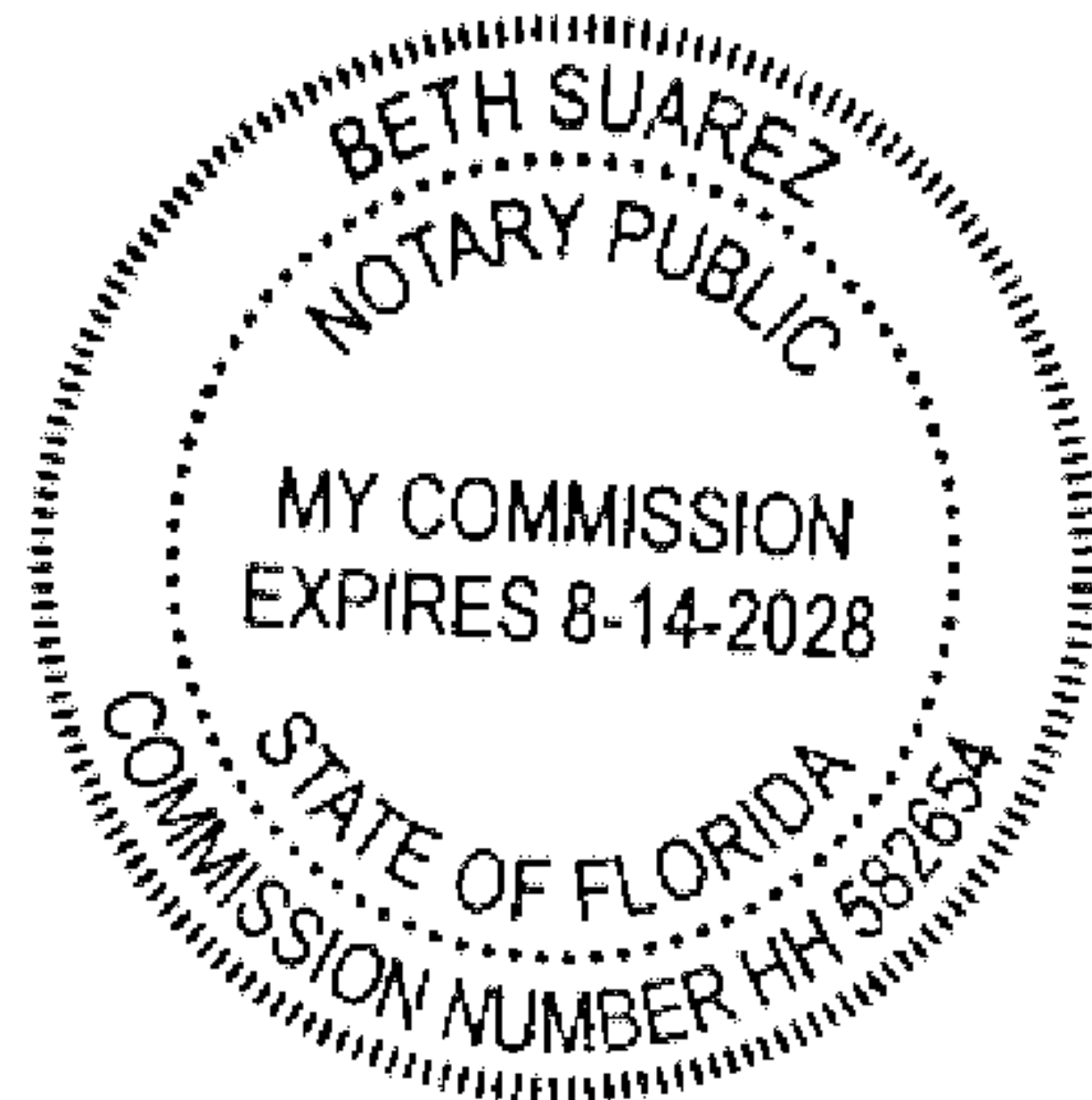

* Beth Suarez
*(print name of witness)
1800 Second Street, Suite 971, Sarasota, FL 34236


 (SEAL)
JOSHUA R. HELTON

7346 Weeping Willow Drive
Sarasota, FL 34241

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026 by Emily Collins Helton, formerly known as Emily Wardwell, joined by her spouse Joshua R. Helton, who are personally known or have produced their _____ as identification.




Notary Public, State of Florida at Large
Commission No. _____
My commission expires: _____