

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-153

4/30/2026 3:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488107

General Warranty Deed Doc Stamp-Deed: \$2,100.00

This Indenture, made this April 29, 2026 A.D. By **Steve Hamlin, a single person and James Douglas Stephenson, a single person**, whose post office address is: 128 Avenida Da Isla, Nokomis, Florida 34275 and 1180 N 350 W, Shelbyville IN 46176, hereinafter called the grantor, to **Scott R. Morris and Sandra R. Kelly-Morris, as Trustees of the Morris Family Trust dated April 9, 2025**, whose post office address is: 24950 Amice Rd., Excelsior, MN 55331, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 23, THE HAMMOCKS, SECTION II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1436, Page(s) 956, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 16, Page 38, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

The Trustee(s) herein are granted full authority and power to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property described herein as provided for in Florida pursuant to Section 689.073, F.S.

Parcel ID Number: **0260072023**

Subject to reservations, restrictions, and easements of record.

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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Witness Name: LISA Schweit
Print Witness Address: 2000 Webster St
City and zip code: Sarasota, FL 34239

[Signature]
Steve Hamlin

[Signature]
Witness Signature
Print Witness Name: Sue Houser
Print Witness Address: 2000 Webster St.
City and zip code: Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [physical presence or [] online notarization, this 20 day of April, 2026, by Steve Hamlin, who is personally known to me or who has produced FL DL as identification.

[SEAL]

[Signature]
Notary Public
Print Name: LISA Schweit

My Commission Expires: AUG 2028



In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Sue Earl
Witness Signature
Print Witness Name: JENNIFER SUE EARL

James Douglas Stephenson
James Douglas Stephenson

Print Witness Address: 1180 N 350 W
City and zip code: SHETBYVILLE IN 46176

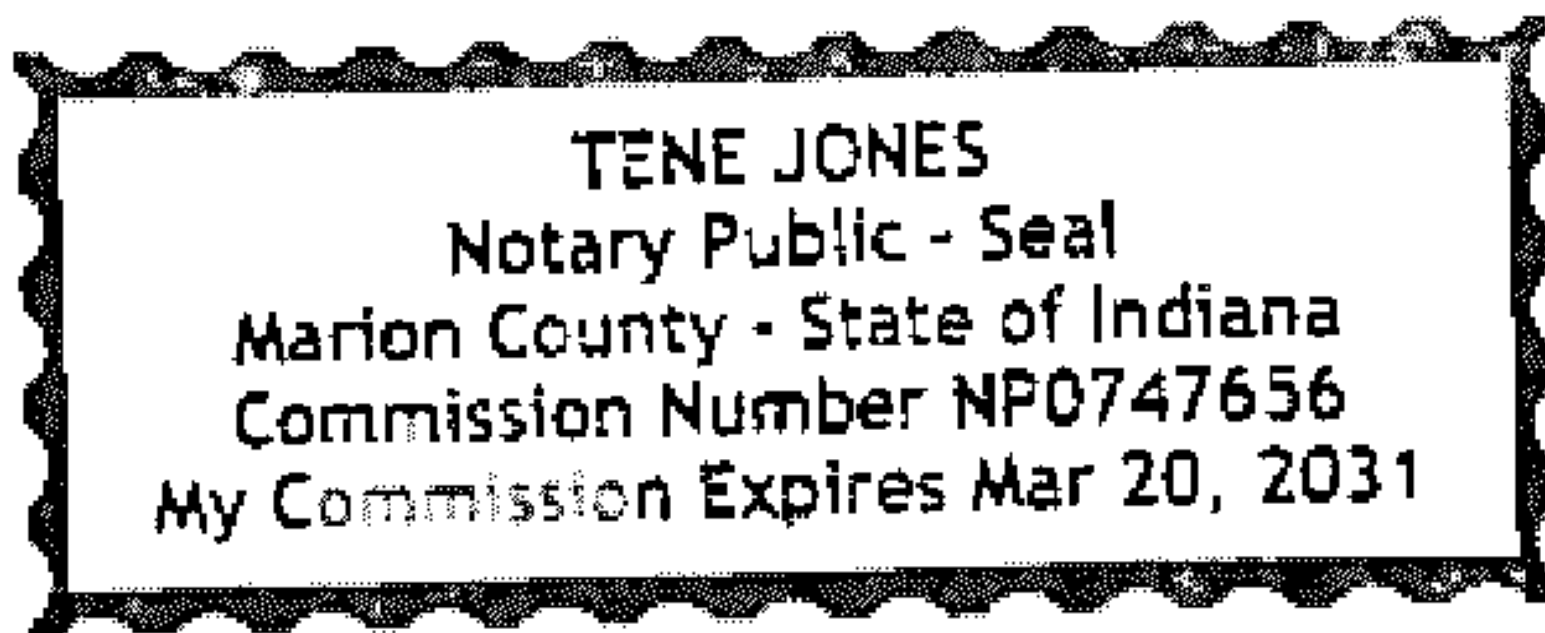
Tene Jones
Witness Signature
Print Witness Name: TENE JONES

Print Witness Address: 7750 Wolfgang Place
City and zip code: Indianapolis, IN 46224

STATE OF INDIANA
COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 23rd day of April, 2026, by James Douglas Stephenson, who is personally known to me or who has produced Driver License as identification.

[SEAL]



Tene Jones
Notary Public
Print Name: TENE JONES

My Commission Expires: 3/20/2031