

5/5/2026 11:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3489792

Consideration: \$410,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48582-001

Doc Stamp-Deed: \$2,870.00

Property Appraiser's Parcel ID No.: 0118110028

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 4th day of May, 2026, by and between **JULIE K. BULLERDICK, INDIVIDUALLY, A SINGLE WOMAN, AND AS SUCCESSOR TRUSTEE OF THE BARBARA J. DEWITT TRUST DATED FEBRUARY 9, 2004 A/K/A THE KENNETH W. AND BARBARA J. DEWITT TRUSTS, AMENDED AND RESTATED FEBRUARY 9, 2004**, whose address is **5448 Oak Grove Court, Sarasota, FL 34233** (hereinafter "GRANTOR"), and **KEVIN HALL, AN SINGLE MAN, AND KAREN REYNOLDS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **9641 Castle Point Dr, Unit 1214, Sarasota, FL 34238** (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:

LOT 555, VILLAGEWALK, UNIT 2B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 37, 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 named Grantor(s) herein represent 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(s).

(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 Melanie Guarnieri
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

(2) [Signature]
Printed Name Svetlana Pavlenko
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

GRANTOR:

Julie K. Bullerdick, individually and as Successor Trustee of The Barbara J. DeWitt Trust Dated February 9, 2004 a/k/a The Kenneth W. and Barbara J. DeWitt Trusts, amended and restated February 9, 2004

[Signature]

Julie K. Bullerdick, individually and as Successor Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026, by Julie K. Bullerdick, individually and as Successor Trustee of The Barbara J. DeWitt Trust Dated February 9, 2004 a/k/a The Kenneth W. and Barbara J. DeWitt Trusts, amended and restated February 9, 2004, who is/are personally known to me or who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

