

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063439 2 PG(S)**

5/11/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492669

Consideration: \$265,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-48450-001

Doc Stamp-Deed: \$1,855.00

Property Appraiser's Parcel ID No.: 0994-07-0045

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of May, 2026, by and between **ROGER G. BLACKMAN AND PAMELA J. BLACKMAN, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE ROGER G. AND PAMELA J. BLACKMAN REVOCABLE TRUST DATED MARCH 11, 2015**, whose address is **19824 Bridgetown Loop, Venice, FL 34293** (hereinafter "GRANTOR"), and **LARRY JACKSON, AN UNMARRIED MAN**, whose address is **4212 Tannybrooke Lane Northwest, c, Canton, OH 44718** (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 45, OF VILLAS OF SABAL TRACE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 44, OF THE 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:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL. 34285

**Roger G. Blackman and Pamela J. Blackman,
Individually and as Trustees of the Roger G. and
Pamela J. Blackman Revocable Trust dated
March 11, 2015**

By: [Signature]
**Roger G. Blackman, Individually and as
Trustee aforesaid**

(2) [Signature]
Printed Name Karen Ponomarenko
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL. 34285

By: [Signature]
**Pamela J. Blackman, Individually and as
Trustee aforesaid**

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May, 2026, by Roger G. Blackman and Pamela J. Blackman, Individually and as Trustees of the Roger G. and Pamela J. Blackman Revocable Trust dated March 11, 2015, 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

