

5/11/2026 4:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492687

Consideration: \$ 335,000.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

Doc Stamp-Deed: \$2,345.00

File No VL-26-54

Parcel Identification No 0486120034

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TRUSTEE'S SPECIAL WARRANTY DEED

This indenture made the 8th day of May, 2026 by and between **BANK OF AMERICA, N.A., AS SUCCESSOR-TRUSTEE, OF THE PATRICIA B. BENOIT TRUST DATED AUGUST 25, 1988, AS AMENDED & RESTATED IN ITS ENTIRETY BY THIRD AMENDMENT DATED SEPTEMBER 12, 2018**, whose post office address is c/o Cushman & Wakefield 575 Maryville Centre Drive, suite 511, St. Louis, MO 63141, (hereinafter "Grantor"), and **THOMAS J. FIELDS, JR AND TARA LYNN FIELDS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 401 Firethorn Avenue, Englewood, FL 34223, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 98, ENGLEWOOD ISLES SUBDIVISION, UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 26 AND 26A, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other.

The individual(s) executing this document on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have the full right and authority to execute this document on behalf of Grantor.

The property conveyed by this document is not the homestead of the Grantor, the Grantor's spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

The Grantors named herein affirm that they are the sole trustees of the trust, that the trust remains unamended and unmodified, is currently valid and in effect, and that they possess full authority to transfer the property to the Grantee.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: Janna Edwards
PRINT NAME: Janna Edwards
WITNESS 1 ADDRESS: 4242 Six Forks Rd
Raleigh, NC 27609

Bank of America N.A., as Successor Trustee of the Patricia B. Benoit Trust dated August 25, 1988, as Amended & Restated in its entirety by Third Amendment dated September 12, 2018

By: Shannon Hall
Shannon Hall
Its: Vice-President

WITNESS 2: Zachary Turzetta
SIGNATURE: Zachary Turzetta
PRINT NAME: Zachary Turzetta
WITNESS 2 ADDRESS: 4242 Six Forks Rd
Raleigh NC 27609

STATE OF ~~MISSOURI~~ NORTH CAROLINA
COUNTY OF Wake

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 7th day of May, 2026, by Shannon Hall, as Vice President of Bank of America, N.A., as Successor-Trustee, of the Patricia B. Benoit Trust dated August 25, 1988, as Amended & Restated in its entirety by Third Amendment dated September 12, 2018, (x) who is/are personally known to me or () who has/have produced _____ as identification.

Brian Aguilar Galan
Signature of Notary Public
Brian Aguilar Galan
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

BRIAN AGUILAR GALAN
Notary Public
Wake Co., North Carolina
My Commission Expires Dec. 05, 2027