

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064533 3 PG(S)

DOC TAX \$.70

RECORD \$ 27.00

\$ 27.70

PARCEL ID: 0140140006

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5/13/2026 1:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493608



WILLIAMS PARKER

ATTORNEYS AT LAW • ESTABLISHED 1925

50 Central Avenue, 8th Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

Doc Stamp-Deed: \$0.70

This deed is exempt from documentary tax pursuant to Rule 12B-4.013 (28)(i), Florida Administrative Code because it transfers property to a trustee from a grantor who has the power to revoke the trust instrument. As such, only nominal documentary stamp tax is being paid herewith.

SPECIAL WARRANTY DEED

This Deed is made this 13th day of May 2026 by and between **BRIAN R. LANE**, the unremarried surviving spouse of Linda P. Lane, hereinafter referred to as Grantor, whose post office address is 897 Mac Ewen Dr., Osprey, FL 34229, and **BRIAN R. LANE and KAREN LANE HARRINGTON**, as Co-Trustees of the **BRIAN R. LANE Trust Agreement dated June 1, 2016**, as may be amended hereinafter referred to as Trustee, whose post office address is 897 Mac Ewen Dr., Osprey, FL 34229.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, the following described real estate situate in Sarasota County, Florida (the "Property"):

Lot 128, OAKS II, Phase II, according to the Plat thereof, as recorded in Plat Book 32, Page(s) 20, 20A through 20G, inclusive, of the Public Records of Sarasota County, Florida.

Subject to reservations, restrictions, and easements of record; real estate taxes for the current year; and applicable zoning regulations

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining. Grantor hereby warrants against the lawful claims of all persons claiming by through or under Grantor.

Trustee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the Property pursuant to the provisions of Section 689.073, Florida Statutes.

Grantor certifies, warrants, and covenants that Grantor and Linda P. Lane were married

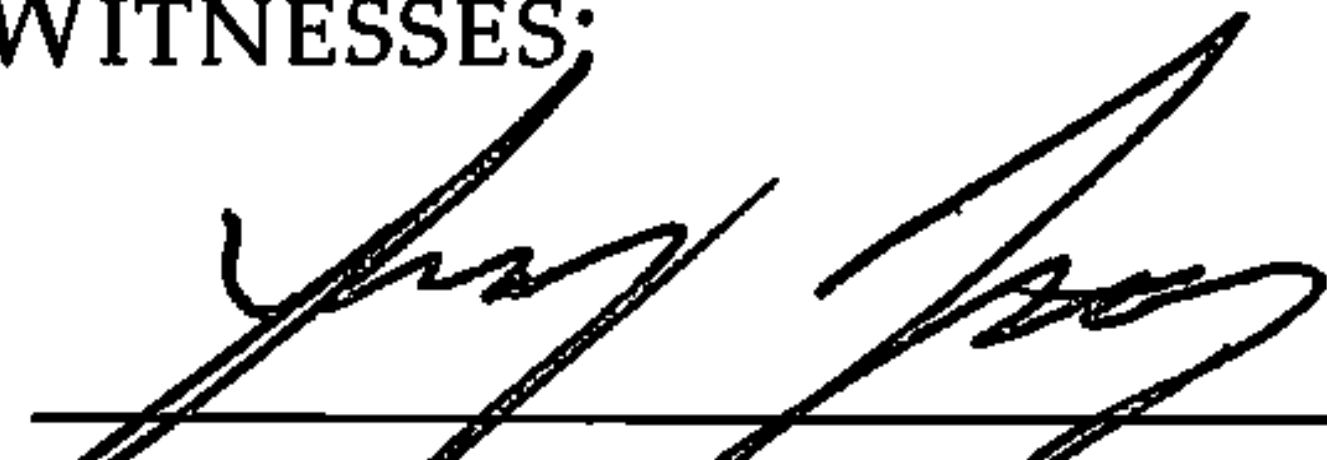
each to the other continuously and without interruption from the date Grantor and Linda P. Lane first acquired ownership of the above-described property until Linda P. Lane's death.

As used herein, the terms "Grantor" and "Trustee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows]

In witness whereof, Grantor has signed this Deed as of the date above written.

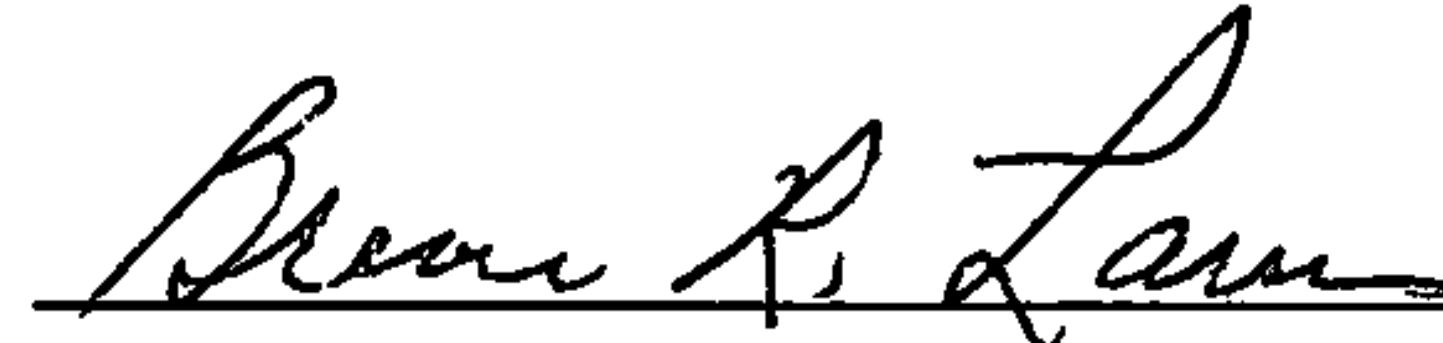
WITNESSES:



Signature of Witness

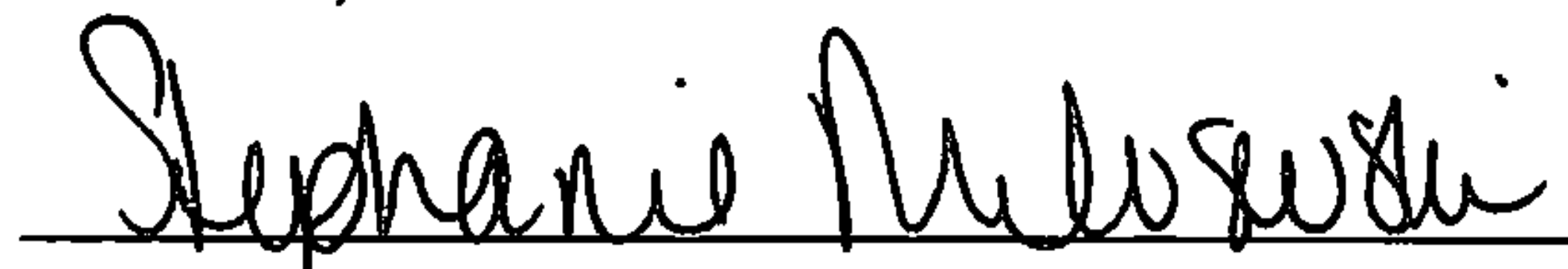
Lorenzo A. Fernandez

Print Name



BRIAN R. LANE

Witness Address:
50 Central Avenue, Eighth Floor
Sarasota, FL 34236



Signature of Witness

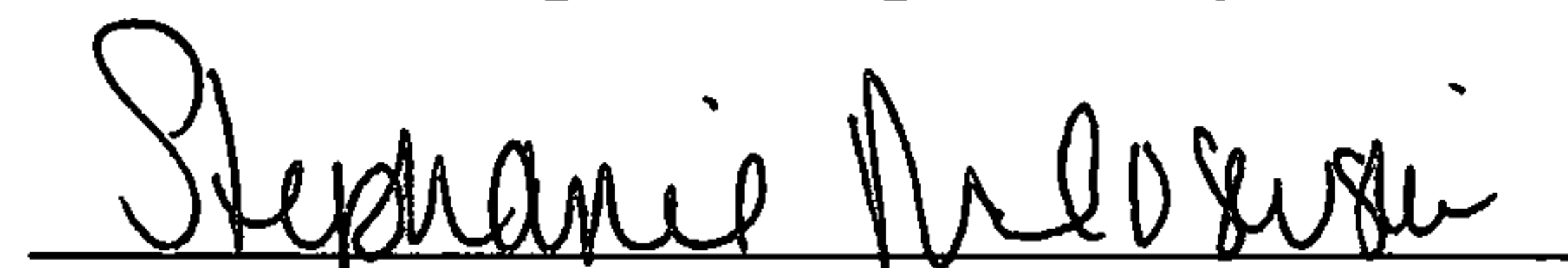
Stephanie Milosevski

Print Name

Witness Address
50 Central Avenue, Eighth Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 13th day of May 2026 by BRIAN R. LANE, who is personally known to me or who has produced FLDL as identification. If no type of identification is indicated, the above-named person is personally known to me.

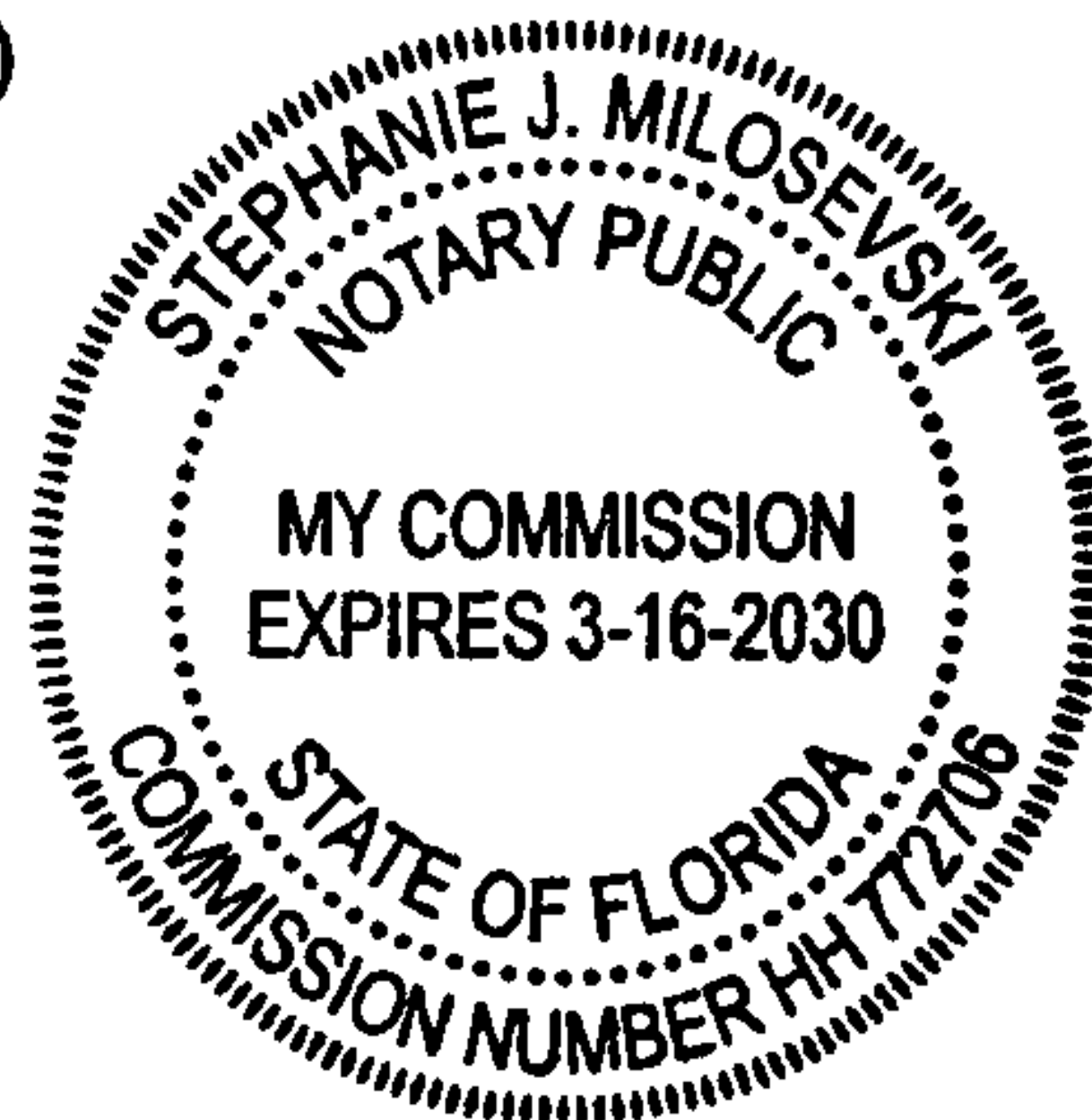


Signature of Notary Public

Stephanie Milosevski

Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida,
and my commission expires on 3/16/30