

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064576 2 PG(S)**

**THIS INSTRUMENT PREPARED
UNDER THE SUPERVISION OF:**
Alyssa E. Pockell, Esq.
Pockell Law Office, PLLC
P.O. Box 79
Londonderry, New Hampshire 03053

UPON RECORDING, PLEASE RETURN TO:
Pockell Law Office, PLLC
P.O. Box 79
Londonderry, New Hampshire 03053

5/13/2026 1:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3493643

Doc Stamp-Deed: \$0.70

Parcel ID: 0135112020

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Barbara A. Cassell and Jerry A. Cassell (a/k/a Jerry Cassell), wife and husband, presently having an address of 31 Renaissance Circle, Salem, New Hampshire 03079, for consideration paid of \$1.00, **GRANT TO** Barbara A. Cassell and Jerry A. Cassell, as Trustees of The Cassell Family Revocable Trust, a revocable trust established pursuant to a revocable trust agreement dated May 13, 2026, by and between Barbara A. Cassell and Jerry A. Cassell, as Grantors and Barbara A. Cassell and Jerry A. Cassell, as Trustees and presently having an address of 31 Renaissance Circle, Salem, New Hampshire 03079, the following, with Warranty Covenants:

All that certain land situate in Sarasota County, State of Florida, to-wit:

Unit 1222, STONEYBROOK FAIRWAY VERANDAS CONDOMINIUM II, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2794, Page 355, and all amendments thereto, and as per plat thereof recorded in Condominium Book 31, Pages 13, 13A and 13B, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0135112020

SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, and encumbrances of record, if any.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Toni H. Martin and Sieglinde U. Martin, said deed recorded April 1, 2016, with the Clerk of the Circuit Court of Sarasota County at Instrument Number 2016039355.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

This is not homestead property of the Grantors.

WITNESS our hands and seals this 13th day of May, 2026.

Barbara A. Cassell
Barbara A. Cassell

Jerry A. Cassell
Jerry A. Cassell

Christine Carlson
Witness Signature

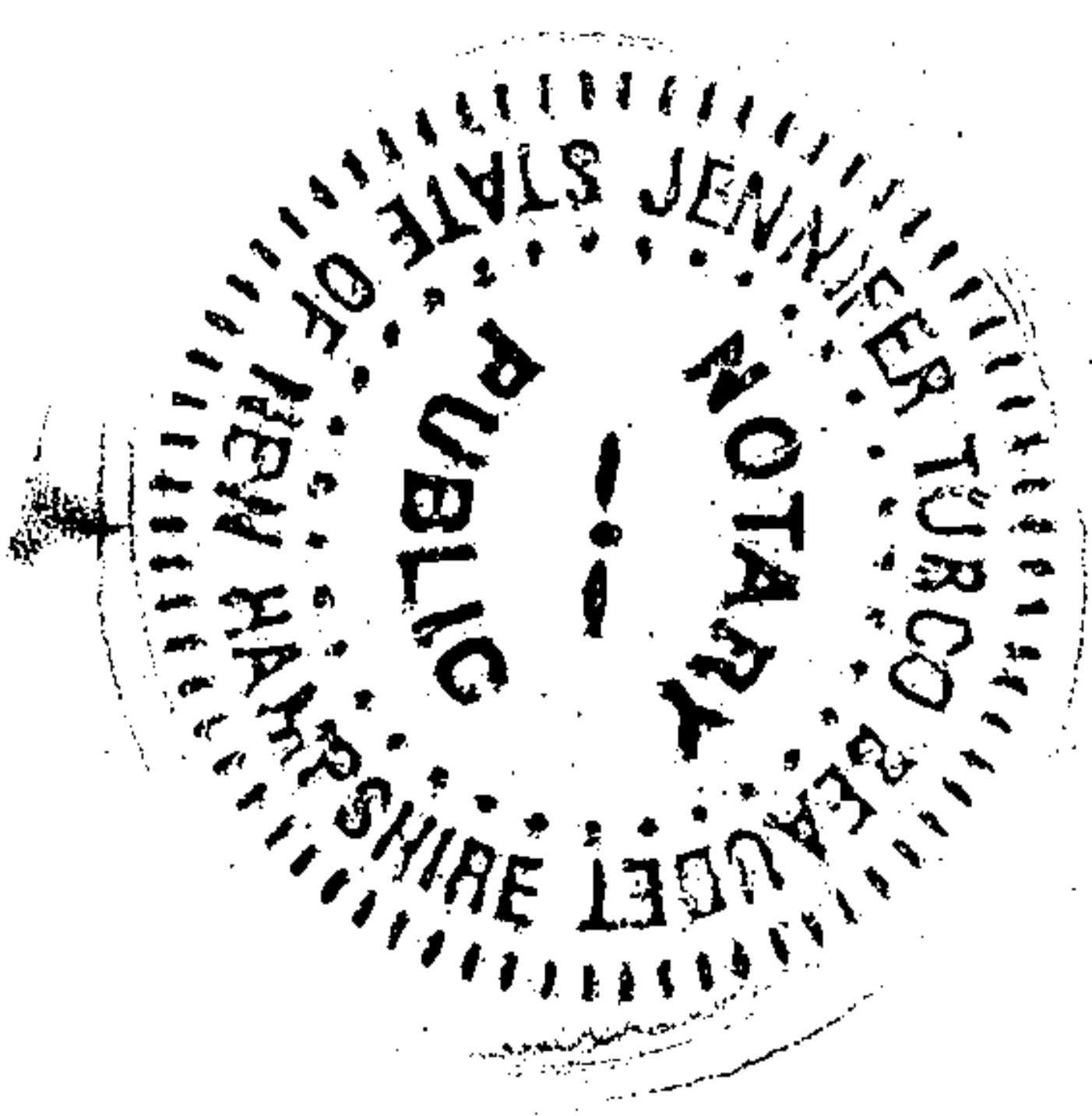
Christine Carlson
Witness Name
c/o 50 Nashua Rd., Ste 213, Londonderry, NH

Barbara Oliveira
Witness Signature

Barbara Oliveira
Witness Name
c/o 50 Nashua Rd., Ste 213, Londonderry, NH

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared the above named Barbara A. Cassell and Jerry A. Cassell, satisfactorily proven to be the persons whose names are subscribed to the within instrument by evidence of identification of (driver's license / personally known to me) and acknowledged the foregoing instrument to be their free act and deed. Before me this 13th day of May, 2026.



Jennifer Beaudet
Notary Public
My commission expires:

JENNIFER TURCO BEAUDET
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
December 20, 2028