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INSTRUMENT # 2026065396 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494358

Doc Stamp-Deed: \$4,095.00

Prepared by and return to:  
Donald W. Scarlett, Jr., Esq.  
Ulrich Scarlett Watts & Dean, P.A.  
713 S Orange Ave, Ste 201  
Sarasota, FL 34236  
(941) 955-5100

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of May, 2026 between William John Powell and Kathryn Dugan Powell, husband and wife, individually and as Trustees of the Kate and John Powell Revocable Trust dated April 19, 2022 whose post office address is 408 Highland Court, Wexford, PA 15090, collectively, grantor, and Barbara Barton and Joe H. Ledford, as joint tenants with right of survivorship whose post office address is 6154 Midnight Pass Rd, # A-13, Sarasota, FL 34242, collectively, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Sarasota County, Florida to-wit:

Villa 13, Block "A", CASA BLANCA CONDOMINIUM VILLA APARTMENTS, according to the Declaration of Condominium thereof as recorded in Official Records Book 567, Page 92, and as per Plat thereof recorded in Condominium Book 1, Pages 40, 40-A, and 40-B, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Number: 0106072013

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Paul M. Iovino  
Witness  
Printed Name: Paul M. Iovino  
P.O. Address: 403 Highland Ct  
Westford, PA 15090

William John Powell  
William John Powell, individually and as  
Trustee aforesaid

Gabriel M. Caputo  
Witness  
Printed Name: Gabriel M. Caputo  
P.O. Address: 900 Halverson Rd  
Pittsburgh, PA 15201

Kathryn Dugan Powell  
Kathryn Dugan Powell, individually and as  
Trustee aforesaid

5-12-26  
State of ~~Florida~~ Pennsylvania  
County of ~~Sarasota~~ Allegheny  
5-12-26

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of May, 2026 by William John Powell and Kathryn Dugan Powell, husband and wife, individually and as Trustees of the Kate and John Powell Revocable Trust dated April 19, 2022 who  are personally known or  have produced ~~drivers licenses~~ as identification.

USA Passport 05-12-26

[Seal]

Commonwealth of Pennsylvania - Notary Seal  
Gabriel M. Caputo, Notary Public  
Allegheny County  
My commission expires July 6, 2027  
Commission number 1263476  
Member, Pennsylvania Association of Notaries

Gabriel M. Caputo  
Notary Public  
Print Name: Gabriel M. Caputo  
My Commission Expires: 07-06-2027