

5/18/2026 11:40 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495289



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$5,107.20

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750425-08750

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 15 day of MAY, 2026 by Daniel S. Archiabile and Nancy L. Archiabile, individually Husband and Wife and as Trustees of the Archiabile Family Trust dated March 28, 2012, hereinafter called the Grantor, to Kenneth M. Hilton, Co-Trustee and Pamela M. Hilton, Co-Trustee of the Kenneth Hilton and Pamela Hilton Revocable Trust dated November 29, 2023, whose post office address is: 440 Pelican Moorings, Venice, FL 34285, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 224, "PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 2", according to the map or plat thereof, as recorded in Plat Book 37, Pages 29, 29A through 29I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0426100031

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Stephanie Flint

Address

304 W. Venice Ave #302

City, State, Zip

Venice, FL 34285

By: Daniel S. Archiabile, individually and as Trustee
960 Tamiami Trail S #507
Venice, FL 34285

By: Nancy L. Archiabile, individually and as Trustee
960 Tamiami Trail S #507
Venice, FL 34285

Witness: (Signature)

Printed Name

Deb Hitchings

Address

304 W. Venice Ave #302

City, State, Zip

Venice, FL 34285

State of

FLORIDA

County of

SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 2026, by Daniel S. Archiabile, individually and as Trustee and Nancy L. Archiabile, individually and as Trustee, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

