

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066970 2 PG(S)

5/18/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495668

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$3,920.00

Property Appraisers Parcel I.D. (Folio) Number(s):

0088-01-0024

File No.: 2899015

WARRANTY DEED

This Warranty Deed, Made the 15 day of May, 2026, by **Scott Hanson and Margo Hanson, individually, husband and wife, and as Trustees of the Hanson Family Revocable Living Trust dated 05/02/2024**, whose post office address is: **3 Johanna Lane, Eastham, MA 02642**, hereinafter called the "Grantor", to **Michael Jones and Paige Jones, husband and wife**, whose post office address is: **5410 Creeping Hammock Drive, Sarasota, FL 34231**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

Lot 57, WESTLAKE ESTATES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 7, of the Public Records of Sarasota County, Florida

The property is the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Dennis Trung Giang

7549 Luminary Dr Williamsburg VA 23188

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Michael A. Nunez

PO Box 736799
Dallas, TX 75373

Scott Hanson

Scott Hanson, individually and as Trustee of the
Hanson Family Revocable Living Trust dated
05/02/2024

Margo Hanson

Margo Hanson, individually and as Trustee of the
Hanson Family Revocable Living Trust dated
05/02/2024

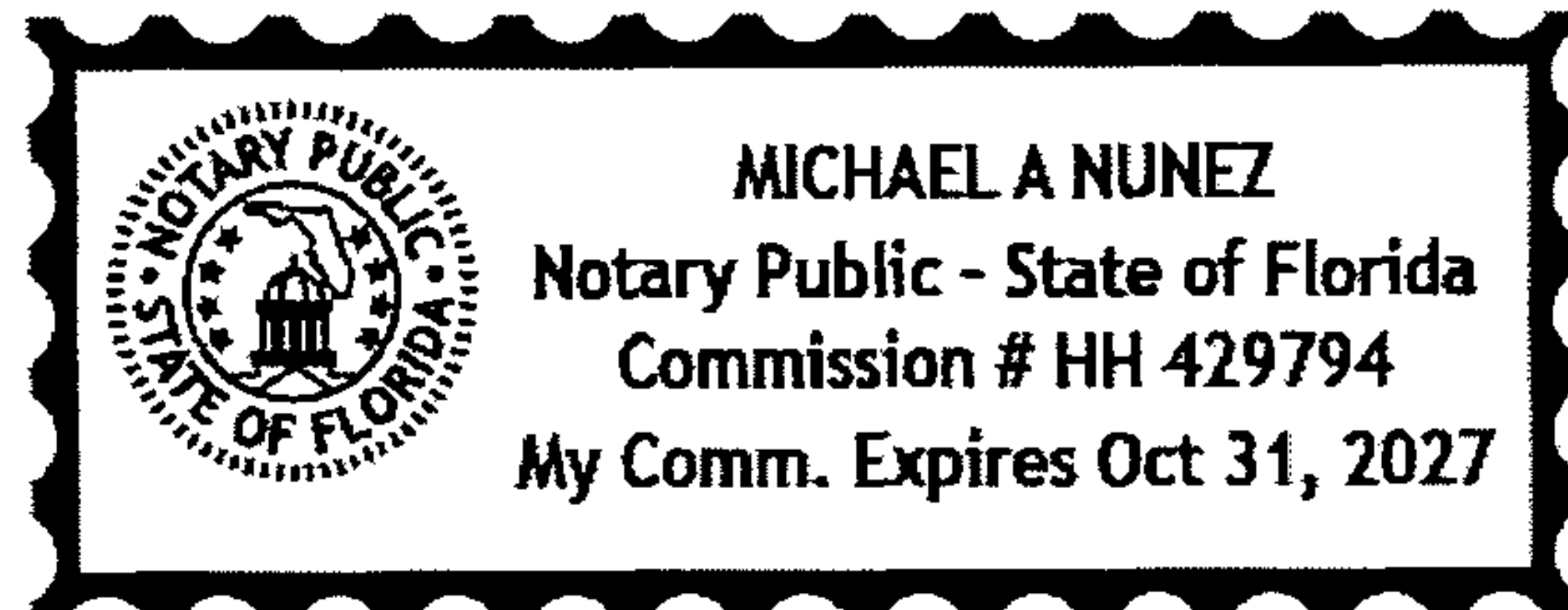
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 2026 by **Scott Hanson and Margo Hanson, individually, husband and wife, and as Trustees of the Hanson Family Revocable Living Trust dated 05/02/2024**, who has produced U.S. Passport & FL DL as identification.

[Signature]
Notary Public Signature
Printed Name: Michael A. Nunez

My Commission Expires: 10/31/2027
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.