

5/19/2026 2:37 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3496169

Doc Stamp-Deed: \$2,555.00



Prepared by and Return to:  
Ranee Polis , an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

File No.: 265911-95

## **WARRANTY DEED**

This indenture made on **May 15, 2026** by **Elizabeth O. Stevens, Individually and as Trustee , an unremarried widower of The Elliott and Elizabeth Stevens Revocable Trust dated November 7, 2023,** whose address is: 232 Pearl Street, Rutland, VT 05701 hereinafter called the "grantor", to **Aneta Zattair, a married woman,** whose address is: 1537 Crest Drive, Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth,** that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 489, OVERBROOK GARDENS SECTION NO. 4, according to the Plat thereof, recorded in Plat Book 10, Page(s) 42 and 42A, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0487010031**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

**The Elliott and Elizabeth Stevens Revocable Trust dated November 7, 2023**

*Elizabeth O. Stevens*

By Elizabeth O. Stevens, Individually and as Trustee

**Signed, sealed and delivered in our presence:**

*Roger A. Hamilton*

1st Witness Signature

Print Name:

*Roger A. Hamilton*

Address:

*325 F. Woodman Hwy  
New Haven, VT 05472*

State of

*Vermont*

County of

*Rutland*

*Melanie Stone*

2nd Witness Signature

Print Name:

*Melanie Stone*

Address:

*67 Field Ave  
Rutland VT. 05701*

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on *May 12, 2026*, by **Elizabeth O. Stevens, Individually and as Trustee of**

**The Elliott and Elizabeth Stevens Revocable Trust dated November 7, 2023**, who () is/are personally known to me or who () produced a valid *Driver's License* as identification.

*Roger A. Hamilton*

Notary Public Signature

Printed Name:

*Roger A. Hamilton*

My Commission Expires:

*1/31/27*

(NOTARY SEAL)

Roger A Hamilton  
Notary Public, State of Vermont  
Commission No. 157.0006091  
My Commission Expires 1/31/2027