

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067812 2 PG(S)**

5/19/2026 4:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496311

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Joshua P. Perez, Esq.
201 Center Road, Suite 210
Venice, FL 3423985

Property Appraiser's Parcel ID No.: 0439050015

Doc Stamp-Deed: \$0.70

(This Deed Was Prepared Without the Benefit of Title Examination)

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 19th day of May 2026, by and between **SCOTT OETTING** (also known as **SCOTT POWELL OETTING**) and **JESSICA LEIGH OETTING, HUSBAND AND WIFE**, whose address is **2563 McLean Court, Castle Rock, Colorado 80109** (hereinafter "GRANTOR"), and **SCOTT POWELL OETTING AND JESSICA LEIGH OETTING, TRUSTEES OF THE OETTING FAMILY TRUST DATED SEPTEMBER 22, 2023**, whose address is **2563 McLean Court, Castle Rock, CO 80109** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 73, QUAIL LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

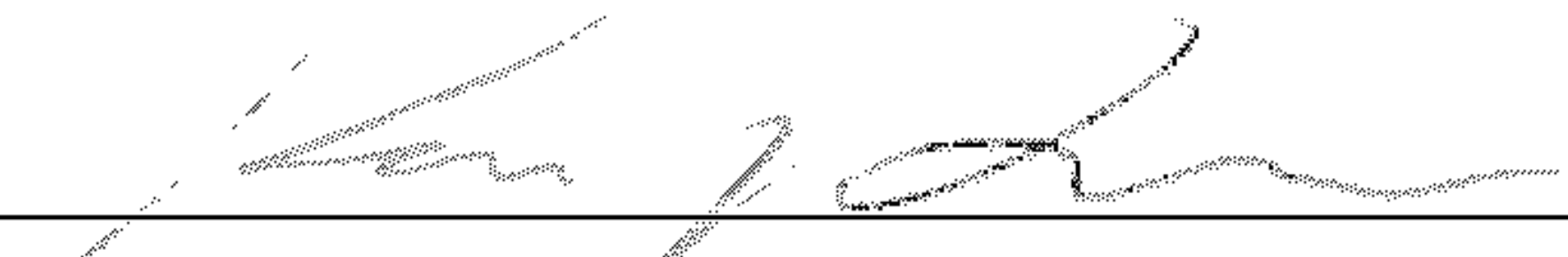
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.


(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 19th day of May 2026.

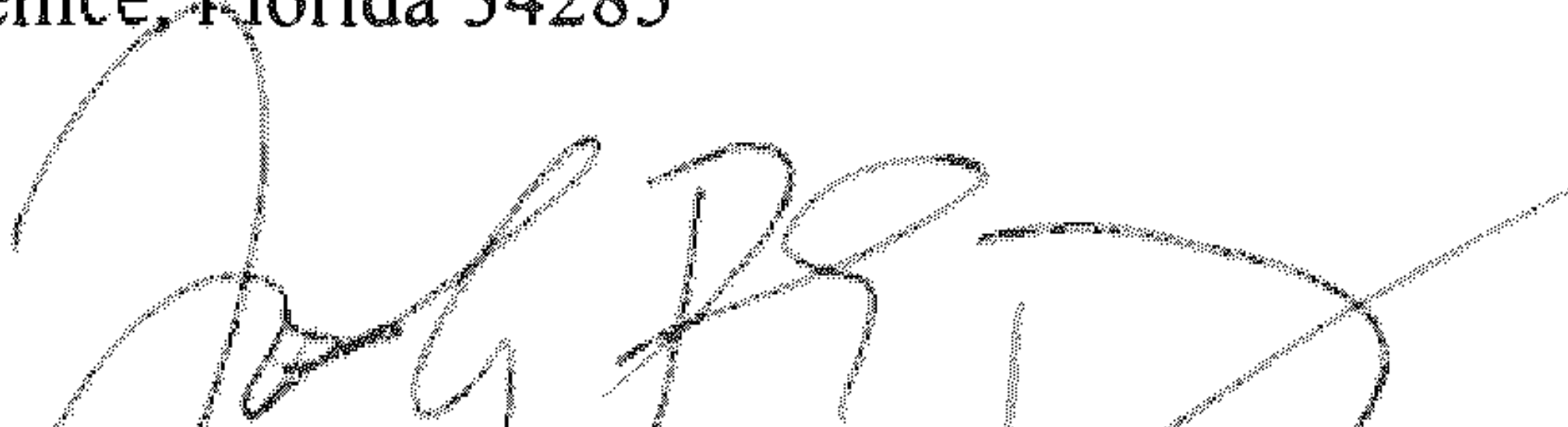
Signed, Sealed and Delivered in presence of:



Karen Ponomarev, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285



SCOTT OETTING, Grantor
(also known as SCOTT POWELL OETTING)



JOSHUA P. PEREZ, *Witness*
c/o Berlin Patten Ebling, PLLC
201 Center Road, Suite 210
Venice, Florida 34285



JESSICA LEIGH OETTING, Grantor

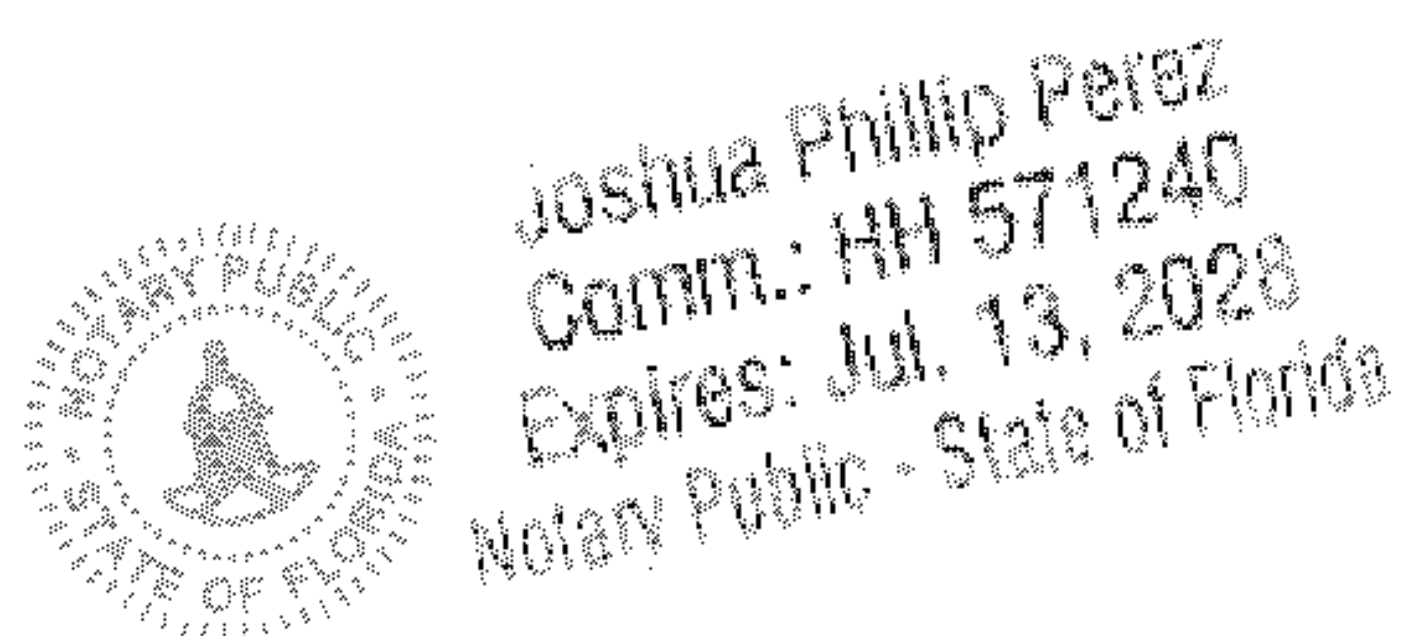
STATE OF FLORIDA

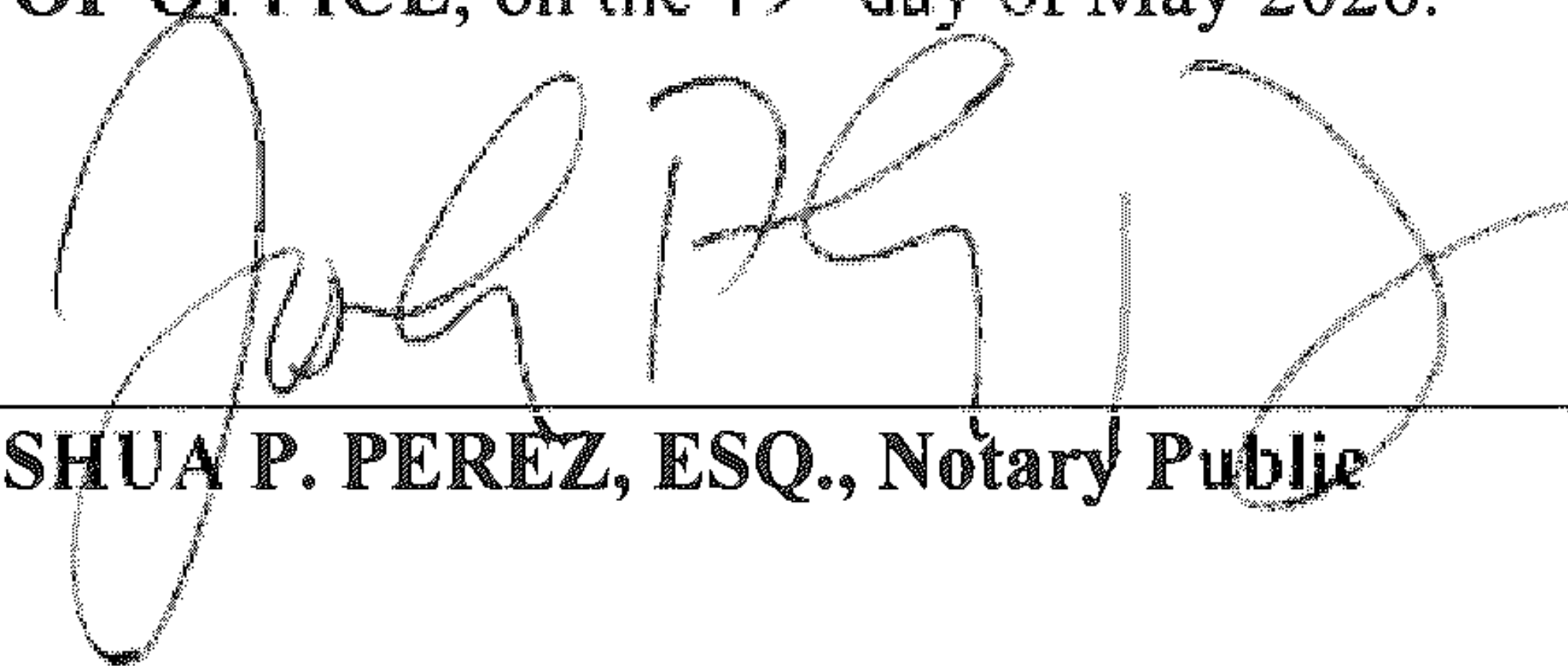
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COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **SCOTT OETTING** (also known as **SCOTT POWELL OETTING**), Grantor, who produced a driver's license issued by the State of CO that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **JESSICA LEIGH OETTING**, Grantor, who produced a driver's license issued by the State of CO that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 19th day of May 2026.





JOSHUA P. PEREZ, ESQ., Notary Public