

5/20/2026 3:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496819

This Instrument Prepared by  
and Return to:

Kirsten E. Guerin, Esq.  
NORTON, HAMMERSLEY,  
LOPEZ & SKOKOS, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 34236

Doc Stamp-Deed: \$4,970.00

Doc. Stamp.: \$4,970.00  
Rec. Fee.: \$18.50  
Parcel ID: 0057110067

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**WARRANTY DEED**

This Warranty Deed is made this 18<sup>th</sup> day of May, 2026 by **Karen Turley, Individually, a single woman, and as Trustee of The Revocable Trust Agreement of Karen Turley dated May 30, 2014**, whose mailing address is 2265 Clematis Street, Sarasota, Florida 34239, hereinafter referred to as "Grantor," to **Christopher J. Fowler, as Trustee of the 3410 School Ave Land Trust U/A/D April 24, 2026**, whose mailing address is 1819 Main Street, Ste 610, Sarasota, Florida 34236, as may be amended from time to time, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein, as provided for in Florida Statute §689.073, hereinafter referred to as "Grantee."

**WITNESSETH**

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

**LOT 9, BLOCK 11, SOUTH GATE UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 93 & 93A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Subject to any governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

The Grantor/Trustee hereby covenants that the above referenced Trust has not been revoked, and is in full force and effect, and that the undersigned Trustee is empowered to convey title to the above-described property through said Trust to the named Grantee.

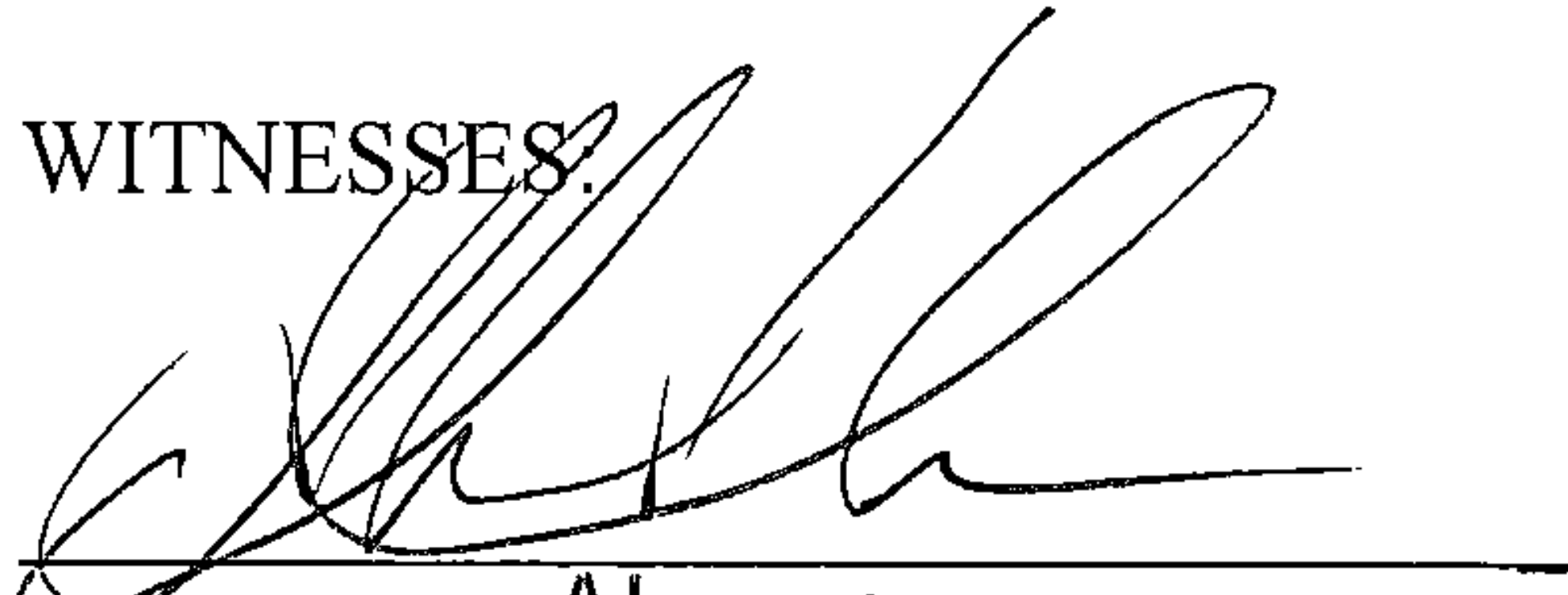
Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

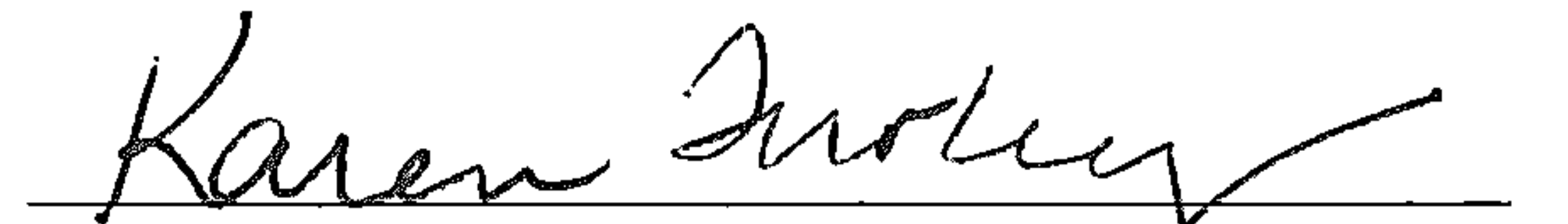
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that

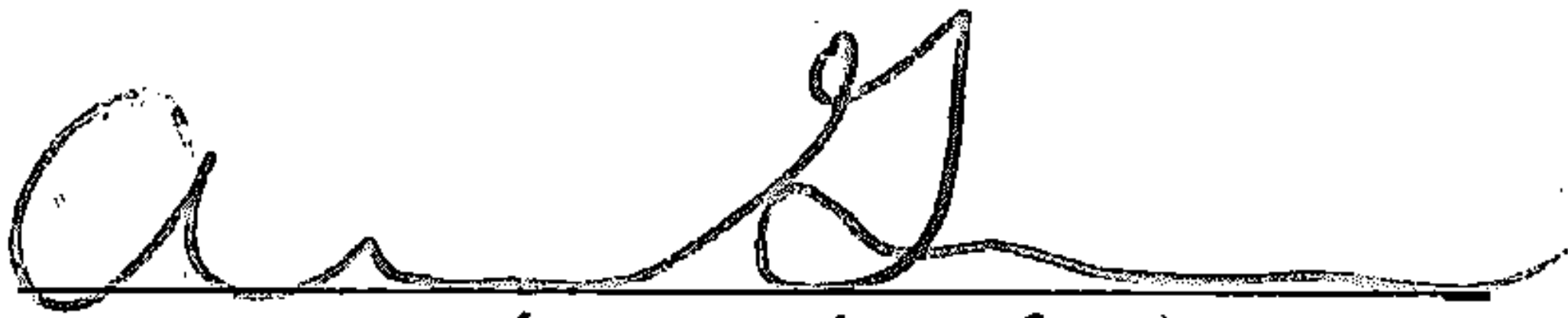
Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

**IN WITNESS WHEREOF**, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

  
Print Name: Alana L. Fleischer  
Address: 1819 Main Street, Ste 610  
Sarasota, FL 34236

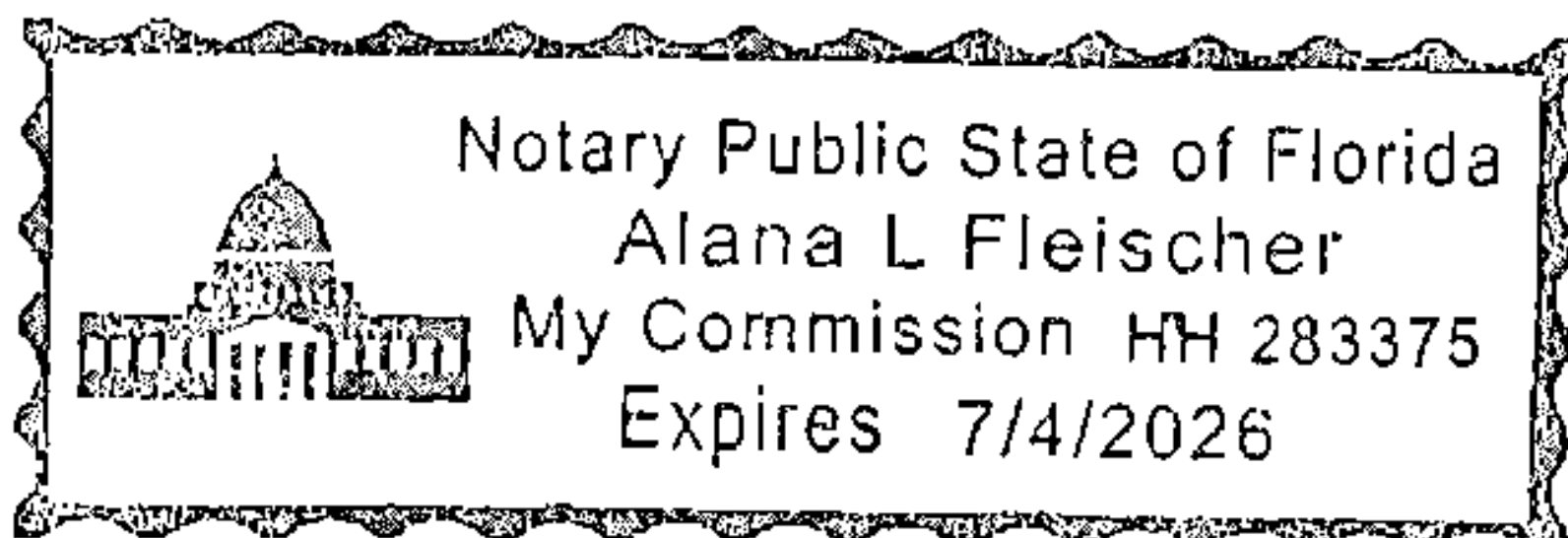
  
Karen Turley, Individually and as Trustee of  
The Revocable Trust Agreement of Karen  
Turley dated May 30, 2014


  
Print Name: Amanda Gallagher  
Address: 1819 Main Street, Ste 610  
Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18th day of May, 2026, by **Karen Turley, Individually, and as Trustee of The Revocable Trust Agreement of Karen Turley dated May 30, 2014**, who [ ] is personally known to me or who [ X ] has produced FL DL as identification.

[Notary Seal]



Notary Public:   
Print Name: Alana L. Fleischer  
My Commission Expires: \_\_\_\_\_