

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070200 2 PG(S)**

Consideration: \$420,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239

5/26/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498398

Property Appraiser's Parcel ID No.: 0118050010

Doc Stamp-Deed: \$2,940.00

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 22<sup>nd</sup> day of May, 2026, by and between **JAMES H. PATTERSON AND JANET B. PATTERSON, HUSBAND AND WIFE**, whose address is **3 Corporate Drive, Apt. 304, Bedford, NH 03110** (hereinafter "GRANTOR"), and **ALFRED SHAW, AS TRUSTEE OF THE ALFRED SHAW LIVING TRUST DATED MAY 22, 2025, AND ANY AMENDMENTS THERETO**, whose address is **9414 Continental Drive, Taylor, MI 48180** (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 657 OF VILLAGEWALK, UNIT 2B ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 37-37H, INCLUSIVE, 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.**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *QH*  
Printed Name Quanshetia Henry  
P.O. Address \_\_\_\_\_  
1005 11TH STREET PLANO TX 75074

*James H. Patterson*  
**James H. Patterson**

*Janet B. Patterson*  
**Janet B. Patterson**

(2) *Broderick Thomas*  
Printed Name Broderick Thomas  
P.O. Address 600 W. 6th Street, Suite 400  
Fort Worth, TX 76102

STATE OF Texas

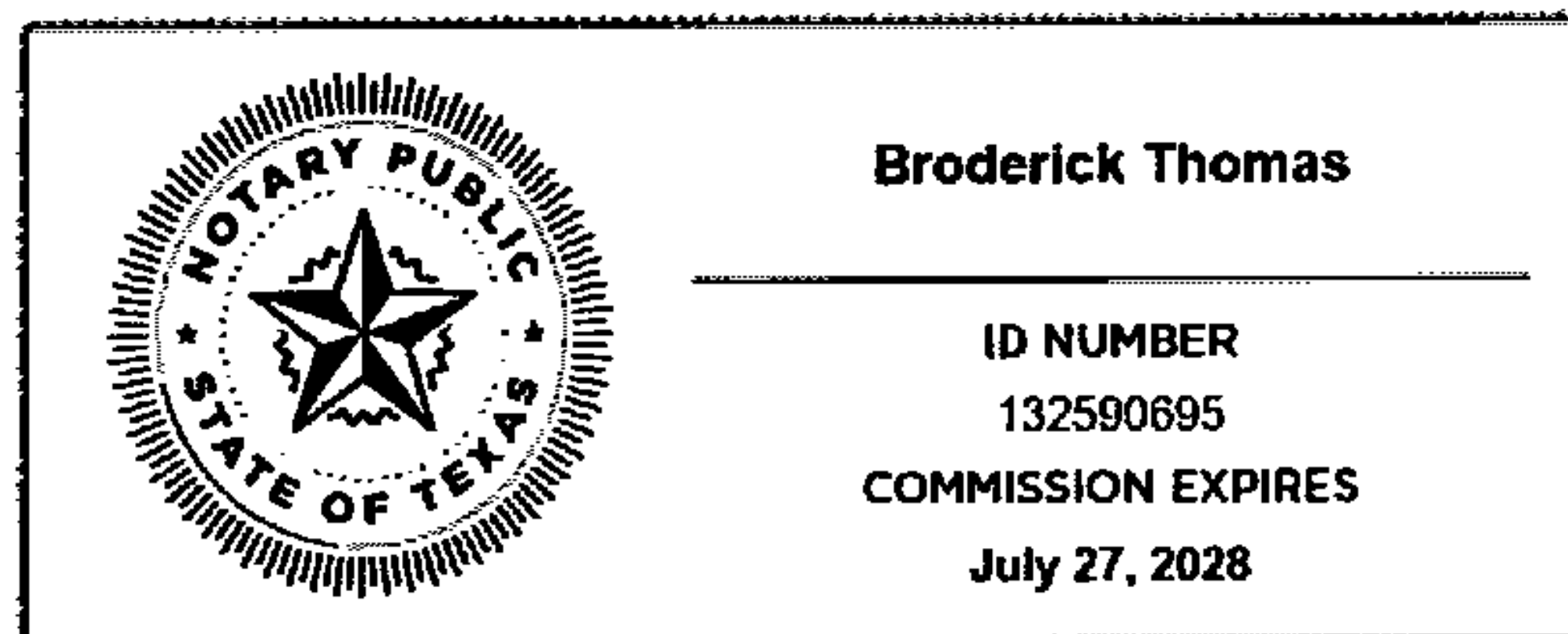
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization, this 18th day of May, 2026, by James H. Patterson and Janet B. Patterson, ( ) who are personally known to me or (X) who have produced Driver License as identification.

*Broderick Thomas*  
Signature of Notary Public

Broderick Thomas  
Print, Type/Stamp Name of Notary

My Commission Expires: 07/27/2028



Electronically signed and notarized online using the Proof platform.