

Prepared by:  
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Syprett, Meshad, P.A.  
1900 Ringling Boulevard  
Sarasota, Florida 34236  
File Number: 34579.001

5/27/2026 1:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3499074

Purchase Price: \$1,800,000.00  
Rec: \$20.50  
Documentary Stamp Tax: \$12,600.00

Doc Stamp-Deed: \$12,600.00

## General Warranty Deed

Made this 26th day of May 2026 A.D. By **Reginald A. Fawcett, Individually and as Trustee of the Reginald A. Fawcett Revocable Trust Agreement dated May 21, 2003**, whose address is: 5004 79th Ave Plaza E, Sarasota FL 34243, hereinafter called the grantor, to **Terence J Nutter and Angela M. Nutter as Trustees of the Terence J. and Angela M. Nutter Living Trust dated August 14, 2024, as amended and restated**, whose post office address is: 5362 Shadow Lane Drive, Sarasota FL 34242, hereinafter called the grantee, and said Trustee is vested with the full power and authority to protect, conserve and to sell or lease or to encumber and otherwise manage and dispose of the real property described herein pursuant to Sec. 689.073 F.S.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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, viz:

Lot 6, SIESTA PROPERTIES, INC., UNIT 3, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 43, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0110-05-0005

**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.

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

**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,

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maryann Lillis

Signature -witness

MARYANN LILLIS

Print name

1900 Ringling Blvd. Sarasota, FL 34236

Address

Nancy Casen

Signature -witness

Nancy Casen

Print name

1900 Ringling Blvd. Sarasota, FL 34236

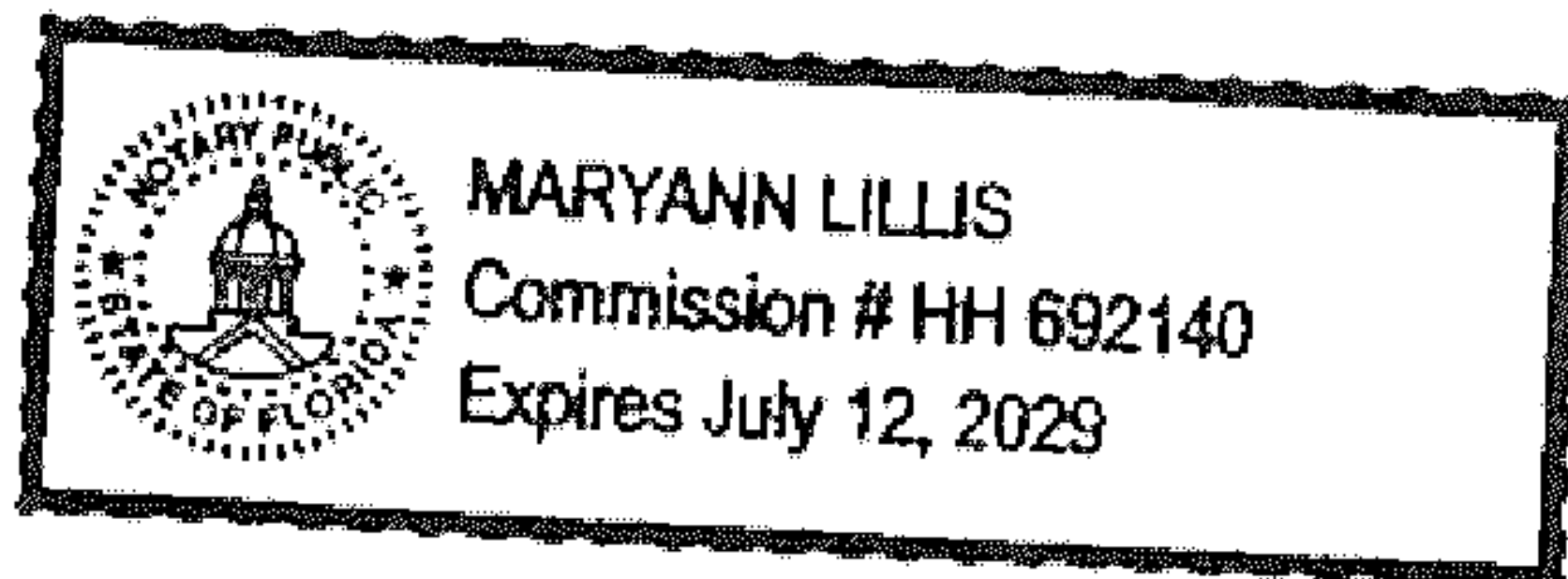
Address

Reginald A. Fawcett

Reginald A. Fawcett, Individually and as Trustee of the Reginald A. Fawcett Revocable Trust Agreement dated May 21, 2003.

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of May 2026 by Reginald A. Fawcett, who is/are personally known to me or who has produced FL DL as identification.



Maryann Lillis  
Notary Public

Print Name: MARYANN LILLIS

My Commission Expires: \_\_\_\_\_