

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071125 3 PG(S)

5/27/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499161

DOC TAX \$.70

RECORD \$ 27.00

\$ 27.70

PARCEL ID: 0137120003

Return to and prepared without title examination by:



50 Central Avenue, 8th Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

Doc Stamp-Deed: \$0.70

This deed is subject to minimum documentary stamp taxes because (i) this is a transfer of unencumbered property occasioned by the passing of a settlor and in furtherance of the testamentary terms of the trust and (ii) there is no consideration for this transfer.

SPECIAL WARRANTY DEED

This Deed is made this 22 day of May 2026 by and between **BRIAN J. LARSEN, as Successor Trustee of the Helga B. Larsen GST Family Trust, created under the Helga B. Larsen Trust dated November 20, 1995, as amended and restated,** hereinafter referred to as Grantor, whose post office address is 8947 Bloomfield Blvd., Sarasota, FL 34238, and **BRIAN J. LARSEN, as Trustee of the Brian J. Larsen GST Truste, created under the Helga B. Larsen Trust dated November 20, 1995, as amended and restated,** hereinafter referred to as Trustee, whose post office address is 8947 Bloomfield Blvd., Sarasota, FL 34238.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, her successors and assigns, the following described real estate situate in Sarasota County, Florida (the "Property"):

Lot 73, Silver Oak, Unit 2A, according to the plat thereof recorded in Plat Book 42, pages 3, 3A through 3F, of the public records of Sarasota County, Florida.

Subject to reservations, restrictions, and easements of record; real estate taxes for the current year; and applicable zoning regulations

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining. Grantor hereby warrants against the lawful claims of all persons claiming by through or under Grantor.

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

Grantor certifies, warrants and covenants that neither Grantor nor any of their family

reside on the above-described property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

As used herein, the terms "Grantor" and "Trustee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows]

In witness whereof, Grantor has signed this Deed as of the date above written.

WITNESSES:

Charles R Crowther
Signature of Witness

CHARLES R CROWTHER
Print Name

Witness Address: 157 N. DELANY RD
GURNEE IL 60031

Brian J. Larsen
BRIAN J. LARSEN, as Successor
Trustee aforesaid

Pamela J Crowther
Signature of Witness

PAMELA J CROWTHER
Print Name

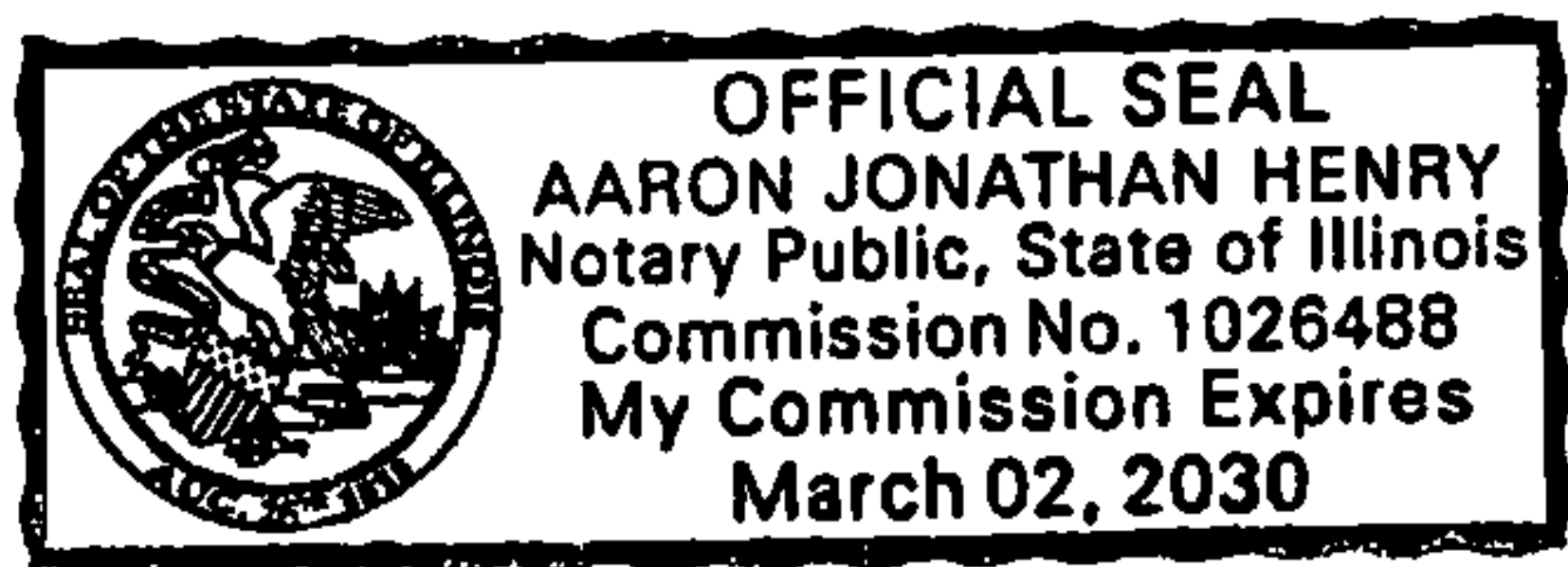
Witness Address 157 N DELANY RD
GURNEE, IL 60031

STATE OF ~~FLORIDA~~ ILLINOIS
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of May 2026 by BRIAN J. LARSEN, as Successor Trustee aforesaid, who is personally known to me or who has produced Driver's Licence as identification. If no type of identification is indicated, the above-named person is personally known to me.

Aaron Jonathan Henry
Signature of Notary Public

(Notary Seal)



Aaron Jonathan Henry
Print Name of Notary Public

I am a Notary Public of the State of Illinois,
and my commission expires on March 2, 2030