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INSTRUMENT # 2026071804 2 PG(S)

5/28/2026 1:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499727

Doc Stamp-Deed: \$2,800.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-159473

APN/Parcel ID(s): 0462011460

WARRANTY DEED

THIS WARRANTY DEED dated May 22, 2026, by Roger Schmidt a/k/a W. Roger Schmidt and Theresa J. Schmidt, Individually and as Trustees of The W. Roger Schmidt and Theresa J. Schmidt Living Trust dated October 25, 2006, hereinafter called the grantor, to James J. Powers, whose post office address is 1300 Park West Blvd Unit 816, Mount Pleasant, SC 29466, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 146, Sarasota National Phase 1A, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 27, 27A through 27N, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be 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 grantor's residence is at the street or post office address designated below.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

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, 2025.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

✓ M. P. [Signature]
Witness Signature #1

✓ Nicole C. Lundy
Print Name

Address: ✓ 3343 Morning Mist Lane
✓ Toano, VA 23168

✓ Ada W. Gregg
Witness Signature #2

✓ Ada W. Gregg
Print Name

Address: ✓ 8901 Virgil Ter.
✓ Henrico VA 23231

The W. Roger Schmidt and Theresa J. Schmidt
Living Trust dated October 25, 2006

BY: W. Roger Schmidt
W. Roger Schmidt, Individually and as
Trustee

BY: Theresa J. Schmidt
Theresa J. Schmidt, Individually and as
Trustee

Address: 3042 Cider House Road
Toano, VA 23168

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

State of Virginia

County of James City

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2026, by W. Roger Schmidt and Theresa J. Schmidt, Individually and as Trustees of The W. Roger Schmidt and Theresa J. Schmidt Living Trust dated October 25, 2006, to me known to be the person(s) described in or who has produced Driver License as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

Ada W. Gregg
Name: Ada W. Gregg
Notary Public in and for the State of Virginia
My Commission Expires: 6/30/29

(SEAL)

ADA W. GREGG
NOTARY PUBLIC
REGISTRATION # 7730278
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2029