

Doc Stamp-Deed: \$19,950.00

This Instrument Prepared by and Return to:

**Stephen S. Mathison, Esquire**

Mathison Whittles, LLP

5606 PGA Boulevard, Suite 211

Palm Beach Gardens, Florida 33418

Our File No.: 26-0090T

Property Appraisers Parcel Identification (Folio) Number:

0004-05-0039

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 27<sup>th</sup> day of **May, 2026**, by **Bill E. Thomas, a married man, Individually and as Trustee of The Arrowhead Mgt. Trust Agreement dated August 31, 2002**, whose address is **59 Downs Lake Circle, Dallas, Texas, 75230**, herein called the Grantors, to

**Lisa Wheeler Huzella, as Trustee of The Lisa Wheeler Huzella Revocable Trust dated March 31, 1995, as amended**, whose address is **3533 Fair Oaks Lane, Longboat Key, Florida, 34228**, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:**

**Lot 16, MANCHESTER BAY A/K/A QUEEN'S HARBOUR, according to the map or plat thereof as recorded in Plat Book 33, Page 47, of the Public Records of Sarasota County, Florida.**

**NOTE: The property being transferred herein is not the homestead property of Grantor nor Grantor's wife. They reside at the address listed above.**

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

**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.

**AND**, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 PAGE 2 OF 2

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Bailey Vreeburg  
Witness #1 Printed Name

8126 Bromley Dr. Dallas

Tx 75231  
Witness #1 Address

[Signature]  
Witness #2 Signature

Amber Reed  
Witness #2 Printed Name

1312 Royal Oaks Dr

Frisco TX 75036  
Witness #2 Address

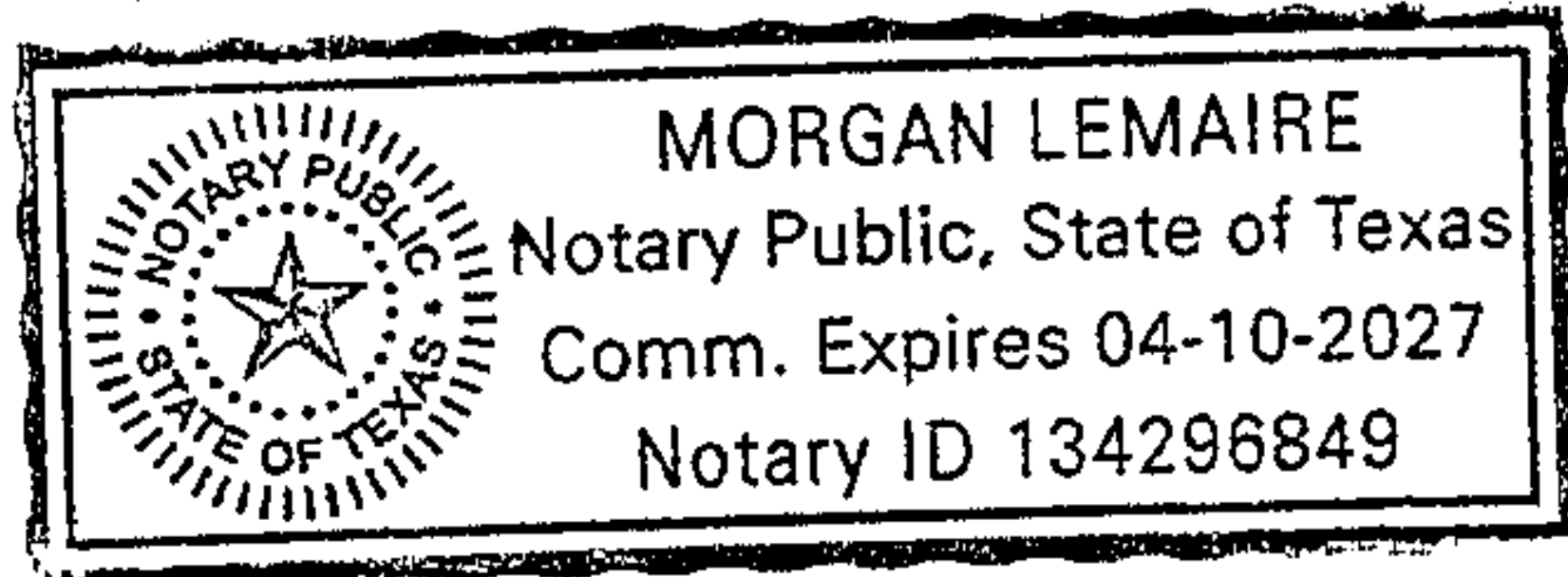
The Arrowhead Mgt. Trust Agreement dated August 31, 2002

By: [Signature]  
Bill E. Thomas, Trustee

[Signature]  
Bill E. Thomas, Individually

State of Texas  
County of Dallas

The foregoing instrument was acknowledged before me this 20 day of May, 2026, by Bill E. Thomas, Individually and as Trustees of The Arrowhead Mgt. Trust Agreement dated August 31, 2002, who appeared by  physical presence or  online notarization and is  personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
MORGAN LEMAIRE  
Printed Notary Name  
My Commission Expires: