

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072134 2 PG(S)

5/28/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3499995

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$4,375.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0133-09-0035
File No.: 2909619

WARRANTY DEED

This Warranty Deed, Made the 28 day of May, 2026, by Lois E. Harrison a/k/a Lois C. Harrison, individually, a single woman, and as Successor Trustee of the John Patrick Harrison Declaration Trust dated March 9, 2021, and all amendments filed thereto, whose post office address is: 2860 Snowy Egret Dr, Sarasota, FL 34238, hereinafter called the "Grantor", to Bryan Gerald Hester and Emily Marie Hester, husband and wife, whose post office address is: 4223 Balmoral Way, Sarasota, FL 34238, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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**, to wit:

Lot 18, Stonebrook at Palmer Ranch, Unit 1, according to the map or plat thereof as recorded in Plat Book 35, Page 30, of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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 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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Cynthia Allen
Witness 1 Signature
Witness 1 Printed Name and Post Office Address:
Cynthia Allen
6018 Irish Hill Dr Houston, Tx. 77053

Lois E. Harrison a/k/a Lois C. Harrison

Lois E. Harrison a/k/a Lois C. Harrison, Individually and as Successor Trustee of the John Patrick Harrison Declaration Trust dated March 9, 2021, and all amendments filed thereto

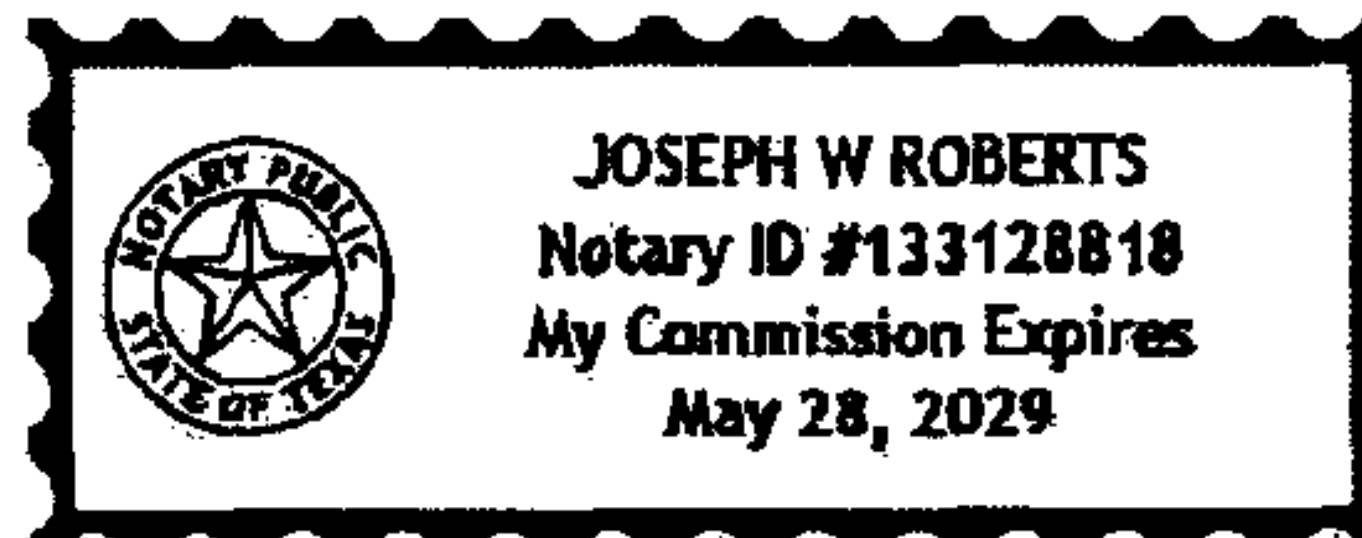
Joseph W. Roberts
Witness 2 Signature
Witness 2 Printed Name and Post Office Address:
Joseph W. Roberts
2235 Homeway Cir Dallas, TX 75228

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of May, 2026 by Lois E. Harrison a/k/a Lois C. Harrison, Individually, a single woman, and as Successor Trustee of the John Patrick Harrison Declaration Trust dated March 9, 2021, and all amendments filed thereto, who has produced driver's license as identification.

Joseph W. Roberts
Notary Public Signature
Printed Name: Joseph W. Roberts
 Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 5/28/2029
(SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.