

5/28/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500043

Prepared without benefit of title examination by:

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1395 Panther Lane, Suite 300  
Naples, FL 34109  
239-434-4935  
Matter No.: 173933.00001

Doc Stamp-Deed: \$0.70

Parcel ID No.: 0375040380  
Documentary Stamp Tax: \$.70  
Consideration: \$10.00

[Space Above This Line For Recording Data]

THIS DEED EVIDENCES A CONVEYANCE FOR NOMINAL CONSIDERATION AND THEREFORE MINIMUM DOCUMENTARY STAMP TAXES ARE DUE PURSUANT TO THE PROVISIONS OF FLORIDA ADMINISTRATIVE CODE RULE 12B-4.013(25).

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made as of this 28 day of May, 2026, between Carol A. Pugh, an unmarried woman, whose address is 338 Mestre Place, Nokomis, FL 34275, of the County of Sarasota, State of Florida ("Grantor\*"), and Carol A. Pugh, as Trustee of the Carol A. Pugh Revocable Trust of 2018, and any amendments thereto, whose address is 338 Mestre Place, Nokomis, FL 34275, of the County of Sarasota, State of Florida ("Grantee\*");

**Witnesseth** that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 38, VENETIAN GOLF & RIVER CLUB, PHASE 4A, according to the plat thereof recorded in Plat Book 45, Page 18, of the Public Records of Sarasota County, Florida ("Property").

Subject to the following exceptions:

- 1) ad valorem and non ad valorem real property taxes for the year 2026 and subsequent years;
- 2) zoning, building code and other use restrictions imposed by governmental authority;
- 3) outstanding oil, gas and mineral interests of record, if any; and
- 4) restrictions, reservations and easements of record.

THIS IS GRANTOR'S HOMESTEAD PROPERTY.

Grantee shall have full power and authority to deal in and with the Property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in Grantee full rights as Grantee of the Property as authorized and contemplated by Florida Statutes §689.073.

No party dealing with Grantee in relation to this Deed or to the Property, in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property, or any part thereof or any interest therein, shall be conveyed, encumbered, leased or contracted to be sold by Grantee, shall be obligated (a) to see the application of any purchase money, rent, or money borrowed or advanced with respect to the Property, (b) to see that the terms of the Trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Grantee, or (d) to inquire into any of the terms of the Trust.

Every deed, mortgage, lease or other instrument executed by Grantee in relation to the Property shall be conclusive evidence, in favor of every person claiming any right, title or interest thereunder that: (a) at the time of delivery thereof the trust created under the Trust was in full force and effect; (b) such instrument was executed in accordance with the terms and conditions of the Trust and all amendments thereof, if any, and is binding upon the beneficiaries thereunder; (c) Grantee was thereunder duly authorized and empowered to execute and deliver every such instrument; and (d) if a conveyance of the

Property has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

Grantee shall have no individual liability or obligation whatsoever arising from its ownership, as trustee(s) under the Trust, of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by it in dealing with the Property or in otherwise acting hereunder, except only so far as the Property and any trust funds in the actual possession of Grantee shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of the Property shall be solely the responsibility of the beneficiaries of the Trust.

It is expressly understood and agreed between Grantor and Grantee that this Warranty Deed is delivered to Grantee, not personally, but as trustee(s) under the Trust in exercise of authority conferred upon such trustee(s) therein. No personal liability or responsibility is assumed by or shall be enforceable against said trustee(s), either express or implied.

**Together with** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**To Have And To Hold** the same in fee simple forever.

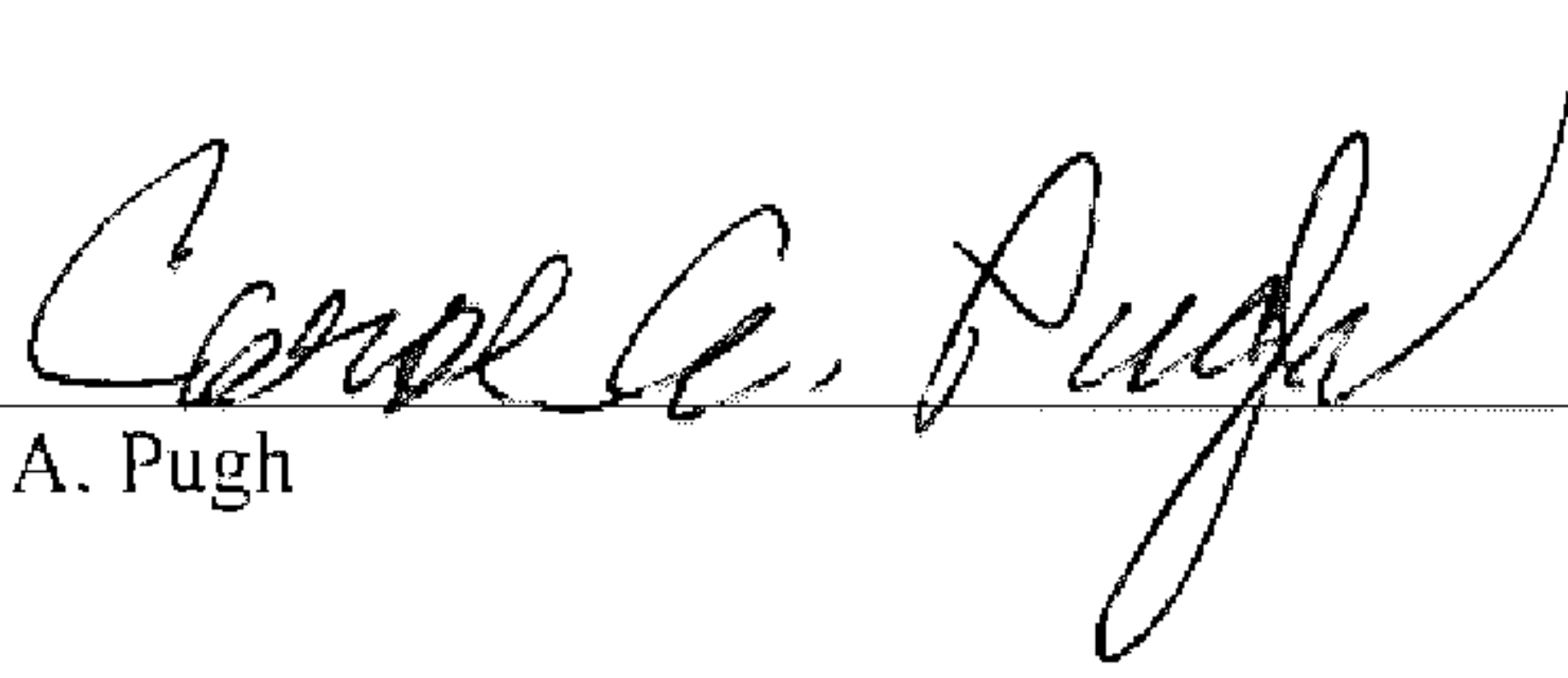
**And** Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*\* "Grantor" and "Grantee" are used for singular or plural, as context requires.*

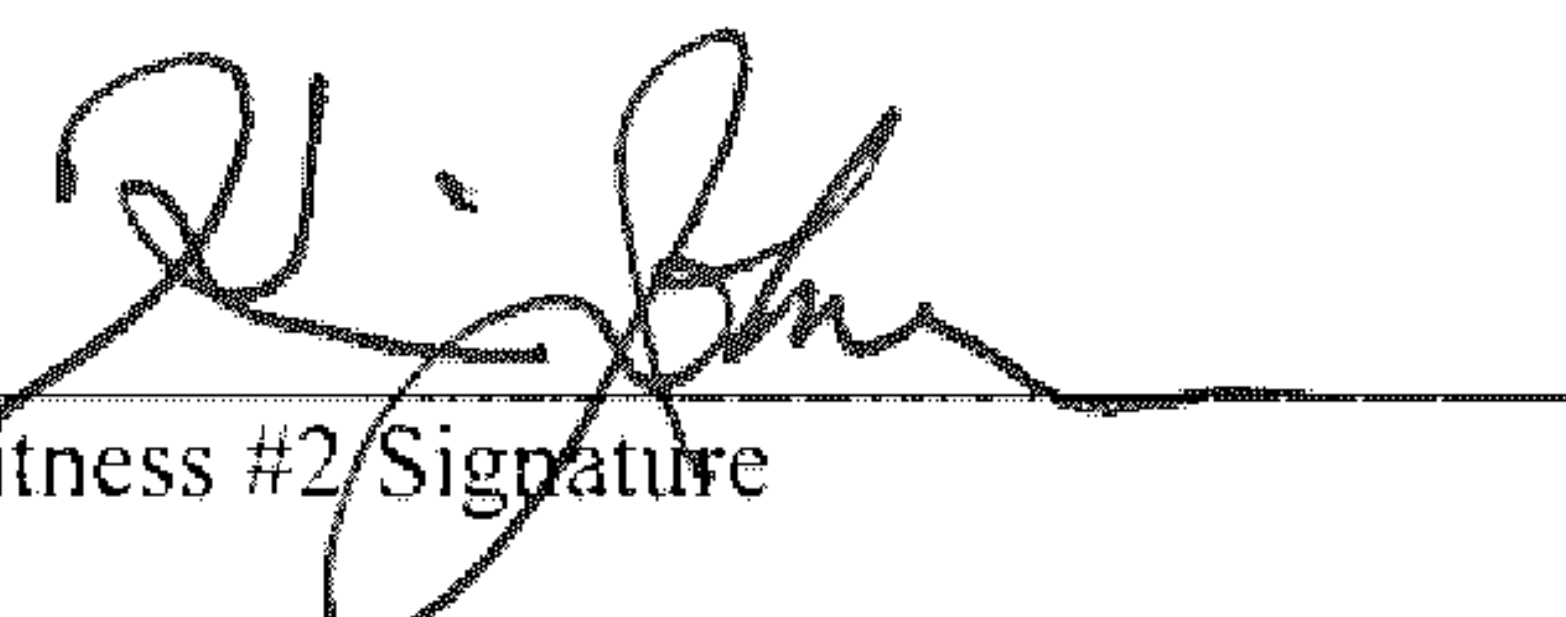
[SIGNATURES ON FOLLOWING PAGE]

~~In Witness Whereof~~, Grantor has hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered, in our presence:

  
\_\_\_\_\_  
Witness #1 Signature

  
\_\_\_\_\_  
Carol A. Pugh (Seal)

DON BARRETT  
\_\_\_\_\_  
Witness #1 Printed Name  
Address: 1395 Panther Ln #300, Naples, FL 34109


  
\_\_\_\_\_  
Witness #2 Signature

Kim Johnson  
\_\_\_\_\_  
Witness #2 Printed Name  
Address: 1395 Panther Ln #300, Naples, FL 34109

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me by means of  physical presence or by  online notarization, on this 28 day of May, 2026, by Carol A. Pugh, who  is personally known or who  has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

