

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072294 2 PG(S)**

Consideration: \$ 700,000.00

5/28/2026 4:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500128

Doc Stamp-Deed: \$4,900.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-74

Parcel Identification No 0155110027

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WARRANTY DEED TO TRUSTEE

This indenture made the **27th day of May, 2026** by and between **KAY C. FOELLMER, AN UNREMARIED WIDOW**, whose post office address is **3988 Destination Drive Unit 1102, Osprey, FL 34229**(hereinafter "Grantor"), and **KEITH SAWMILLER AND ANIKA SAWMILLER, AS TRUSTEES OF THE KEITH AND ANIKA SAWMILLER FAMILY TRUST DATED 10/6/2025**, whose post office address is 4146 Country Glen Circle, Beaver Creek, OH 45432, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 89, WILLOWBEND, PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 35, 35A THROUGH 35 D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantee is granted the authority to protect, preserve, sell, lease, encumber, transfer, manage, and otherwise dispose of the property described above, in accordance with the provisions of Section 689.073, Florida Statutes.

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: [Signature]

PRINT NAME: Amber Davis

WITNESS 1 ADDRESS: 50 Central Ave.
Suite 110, Sarasota, FL 34236

[Signature]
Kay C. Foellmer

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: Jacob VanDuren

WITNESS 2 ADDRESS: 871 Venetia Blvd
Dunedin, FL 34625

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 26 day of May, 2026, by Kay C. Foellmer, () who is/are personally known to me or (x) who has/have produced FL DC as identification

[Signature]

Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary

