

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073188 2 PG(S)**

5/29/2026 4:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500870

Consideration: \$650,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Property Appraiser's Parcel ID No.: 0121140005

(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$4,550.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 29th day of May, 2026, by and between **PATRICK HARTMANN, AS GUARDIAN OF THE PERSON AND PROPERTY OF MARTHA A. SULLIVAN 2025 GA 001481 NC**, whose address is **4691 Cypress Landing Lane, St. Cloud, FL 34772** (hereinafter "GRANTOR"), and **SNEZANA S. WENSITS, AS TRUSTEE OF THE SNEZANA S. WENSITS DECLARATION OF TRUST DATED DECEMBER 28, 2010, AND ANY AMENDMENTS THERETO**, whose address is **559 Snapdragon Lane, Hendersonville, TN 37075** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 49, DEER CREEK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 19, AND 19A THRU 19E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The property being conveyed hereby is not 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.

This deed is executed pursuant to, and in accordance with that certain "Order Authorizing Guardian to Sell Ward's Real Property and Vehicle" dated April 15, 2026, in case styled 2025 GA 001481 NC, of the Court Records of Sarasota County, Florida.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Priscilla L Adams
Printed Name Priscilla L Adams
P.O. Address 1575 Main St
Sarasota, FL 34236

PATRICK HARTMANN, AS GUARDIAN OF THE PERSON AND PROPERTY OF MARTHA A. SULLIVAN 2025 GA 001481 NC

Patrick Hartmann
Patrick Hartmann, as Guardian

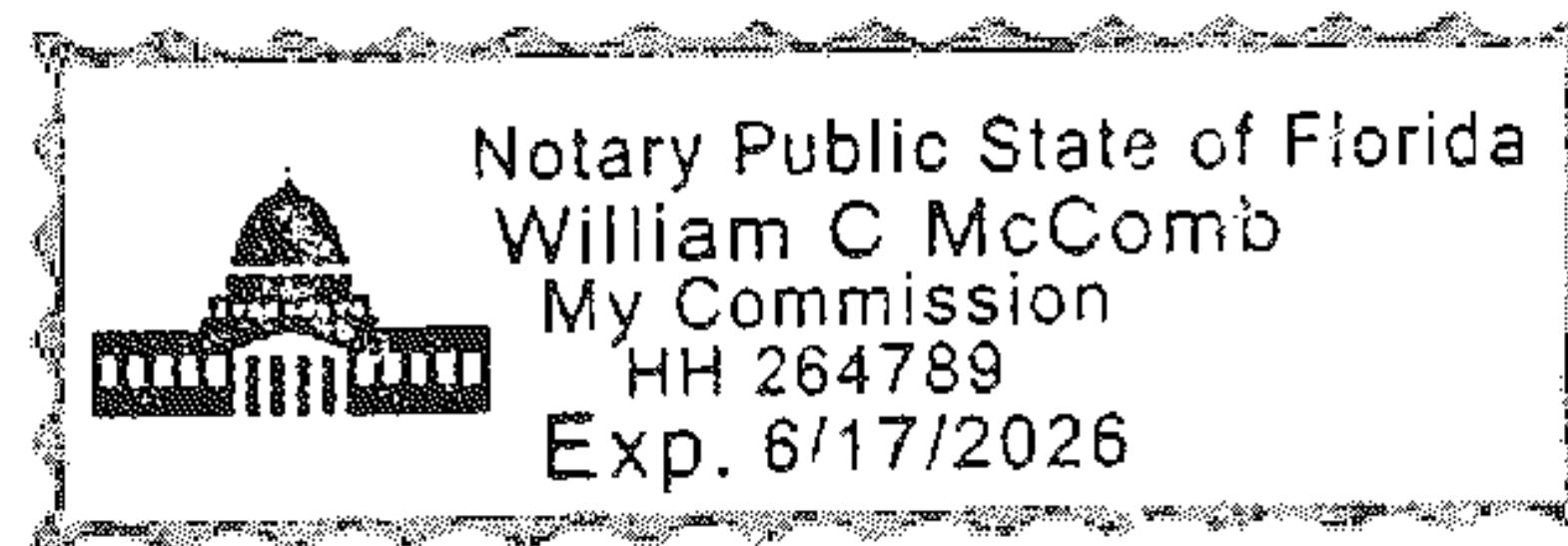
(2) William McComb
Printed Name William McComb
P.O. Address 3100 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May, 2026, by Patrick Hartmann, as Guardian of the Person and Property of Martha A. Sullivan 2025 GA 001481 NC, who is personally known to me or who has produced Florida Driver License as identification.

William C McComb
Signature of Notary Public



Print, Type/Stamp Name of Notary