

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073269 3 PG(S)**

5/29/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500925

Doc Stamp-Deed: \$3,255.00

Prepared By:

LEDBETTER COWAN LAW GROUP
STEVEN W. LEDBETTER, ESQ.
229 PENSACOLA ROAD
VENICE, FL 34285
TEL: 941-256-3965

Record & Return To:

ANTHONY C. DiBIASE, ON BEHALF OF
TITLEPILOT, LLC
740 4TH STREET NORTH, SUITE 189
ST. PETERSBURG, FLORIDA 33701
(727) 317-6781
HELLO@TITLEPILOT.COM

Consideration: \$465,000.00

Document Stamp Tax: \$3,255.00

[Space Above This Line Reserved For Recording Data]

Warranty Deed

This Warranty Deed made between **JASON T. WISEMAN, JOSHUA S. WISEMAN, and JEREMY L. WISEMAN, both Individually and as Co-Trustees of the Brian M. Wiseman Family Irrevocable Trust dated January 22, 2019, and as Co-Trustees of the Susan M. Wiseman Family Irrevocable Trust dated January 22, 2019,** whose post office address is 60 Merrimac St., Unit 501 Bldg 5, Amesbury, MA 01913, as Grantor, and **STEPHANIE ANN CAMPBELL, a married woman** whose post office address is 486 Yacht Harbor Drive, Osprey, FL 34229, as Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

UNIT 195, THE INLETS, A CONDOMINIUM SECTION FIVE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1666, PAGE 1811 THROUGH 1850, INCLUSIVE, AS PER PLAT THEROF, RECORDED IN CONDOMINIUM BOOK 22, PAGES 11, 11A THROUGH 11C, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA.

Parcel Identification Number: **0170141195**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

Grantor Hereby Represents that they are the duly appointed and qualified Trustees under the **BRIAN M. WISEMAN FAMILY IRREVOCABLE TRUST dated January 22, 2019** and the **SUSAN M. WISEMAN FAMILY IRREVOCABLE TRUST dated January 22, 2019**. That in all things preliminary to and in and about this conveyance of the Subject Property, the terms and conditions of such trusts have been met, and that the trustees have the power and authority to execute this Deed.

Grantors represent and warrant that the Subject Property is neither a homestead or residence of Grantors or a member of Grantors' respective families, nor is the Subject Property adjacent to the homestead or residence of Grantors or a member of Grantors' respective families.

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 conditions, covenants, restrictions and easements of records, without reimposing same, and taxes accruing subsequent to **December 31, 2025**.

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

Signed, sealed and delivered in our presence:

SELLER:

Melvin Fuller

BRIAN M WISEMAN FAMILY
IRREVOCABLE TRUST dated
January 22, 2019

Witness #1 Signature

Melvin Fuller

By: 

Jason T. Wiseman, Individually
and as Trustee

Witness #1 Name

7917 Raton Ridge Ln, Arlington, Tx 76002

Witness #1 Address - Line 1

Witness #1 Address - Line 2

Kristen Scheidly

By: 

Joshua S. Wiseman, Individually
and as Trustee

Witness #2 Signature

Kristen Scheidly

Witness #2 Name

2522-D N McMullen Rd

Witness #2 Address - Line 1

Clearwater, FL 33761

Witness #2 Address - Line 2

By: 

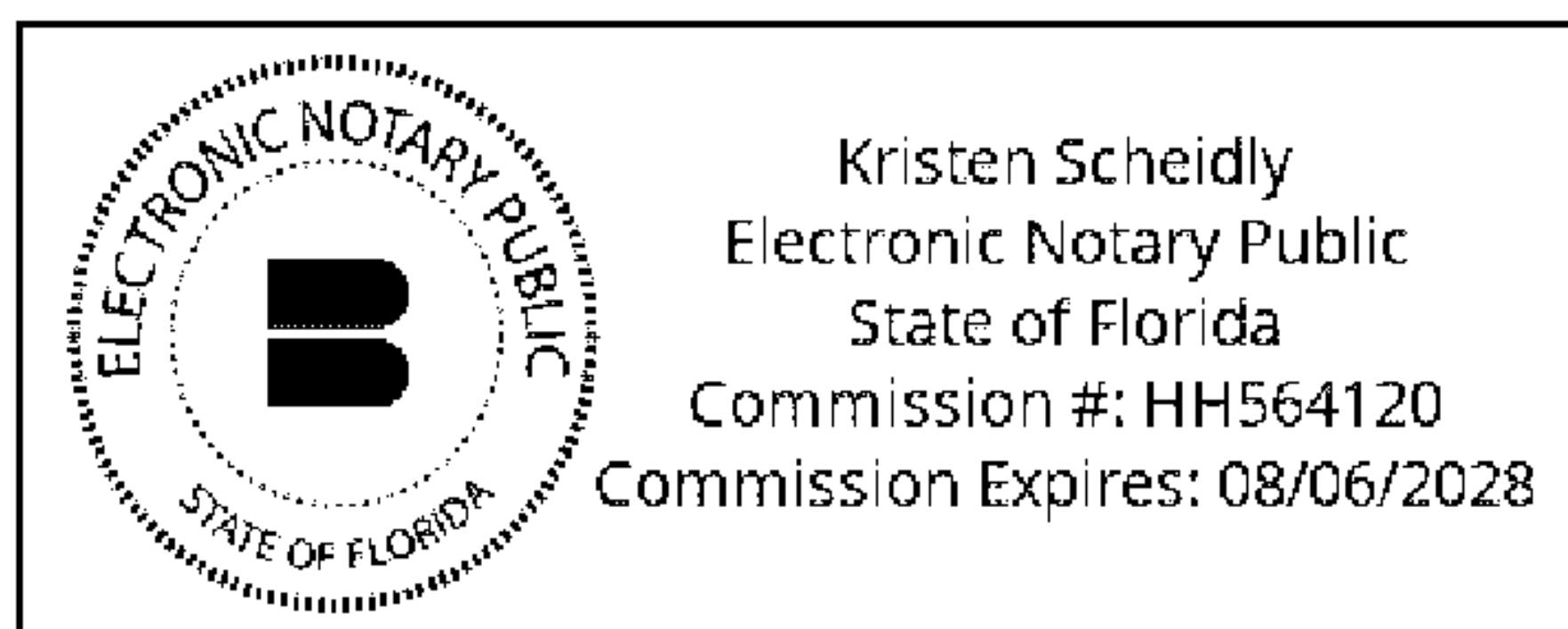
Jeremy L. Wiseman, Individually
and as Trustee

STATE OF Florida
COUNTY OF Pinellas

The Foregoing Instrument Was Acknowledged before me by means of physical presence or remote online notarization, on the 27 day of May, 2026 by Jason T. Wiseman, Joshua S. Wiseman and Jeremy L. Wiseman, Individually and as Trustees of BRIAN M WISEMAN FAMILY IRREVOCABLE TRUST dated January 22, 2019, who is personally known to me or has produced Driver License & US Passport as identification.

(Notarial Seal)

Notarized online using audio-video communication technology



Kristen Scheidly
Notary Public

Kristen Scheidly

(Printed Name)

My Commission Expires: 8/6/28

Signed, sealed and delivered in our presence:

Melvin Fuller

Witness #1 Signature

Melvin Fuller

Witness #1 Name

7917 Raton Ridge Ln, Arlington, Tx 76002

Witness #1 Address - Line 1

Witness #1 Address - Line 2

Kristen Scheidly

Witness #2 Signature

Kristen Scheidly

Witness #2 Name

2522-D N McMullen Booth Rd

Witness #2 Address - Line 1

Clearwater, FL 33761

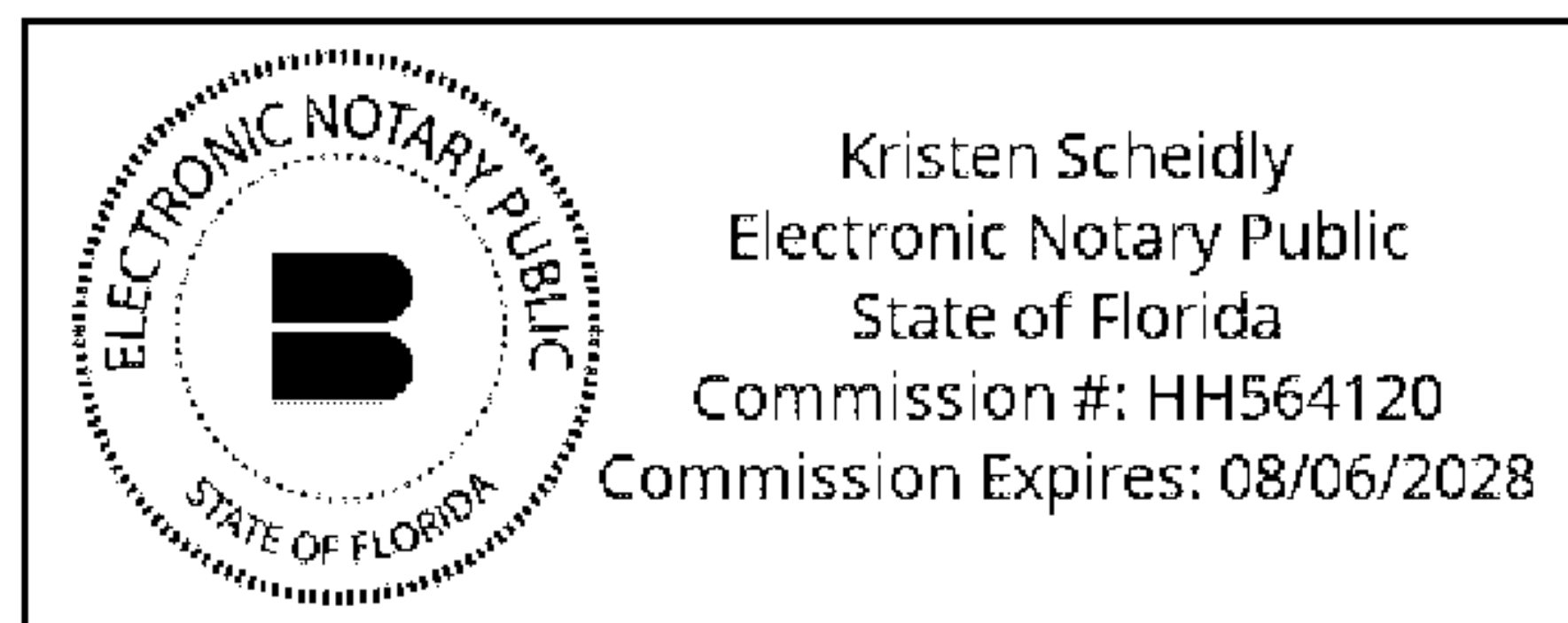
Witness #2 Address - Line 2

STATE OF Florida
COUNTY OF Pinellas

The Foregoing Instrument Was Acknowledged before me by means of physical presence or remote online notarization, on the 27 day of May, 2026, by Jason T. Wiseman, Joshua S. Wiseman, and Jeremy L. Wiseman, Individually and as Trustees of SUSAN M WISEMAN FAMILY IRREVOCABLE TRUST dated January 22, 2019, who is personally known to me or has produced Driver License & US Passport as identification.

(Notarial Seal)

Notarized online using audio-video communication technology



SELLER:

SUSAN M WISEMAN FAMILY
IRREVOCABLE TRUST dated
January 22, 2019

By:

Jason T. Wiseman, Individually
and as Trustee

By:

Joshua S. Wiseman, Individually
and as Trustee

By:

Jeremy L. Wiseman, Individually
and as Trustee

Kristen Scheidly

Notary Public

Kristen Scheidly

(Printed Name)

My Commission Expires: 8/6/28