

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073789 2 PG(S)**

6/1/2026 2:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501331

CONSIDERATION: \$375,000.00

DOC TAX: \$2,625.00

RECORD: \$18.50

PARCEL ID NO.: 0059-03-0065

Doc Stamp-Deed: \$2,625.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 29th day of May 2026, by and between **MARK E. MORTON, a married man**, whose post office address is 1490 Deer Hollow Boulevard, Sarasota, FL 34232, and **KATHLEEN G. DOTSON, an unremarried widow**, whose post office address is c/o Hermanson - 3509 Falcon Avenue, Bridgeton, MO 63044, hereinafter referred to as Grantor, and **BAYSHORE LAND TRUSTEE, LLC, a Florida limited liability company, as Trustee of the 3061 GOLDENROD LAND TRUST dated April 6, 2026**, hereinafter referred to as Grantee, whose post office address is 8466 North Lockwood Ridge Road, Suite 151, Sarasota, FL 34243.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 2, Block 123, SOUTH GATE, UNIT NO. 29, according to the map or plat thereof as recorded in Plat Book 10, Page 72, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that Mark E. Morton does not reside on the above property or any property adjacent thereto; the above-described property does not constitute any part of Mark E. Morton's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Brittney Santiago
Witness Name: Brittney Santiago
50 Central Avenue
8th Floor
Witness Address: Sarasota, FL 34236

[Signature]
Witness Name: Amy L. Concilio
50 Central Avenue
8th Floor
Witness Address: Sarasota, FL 34236

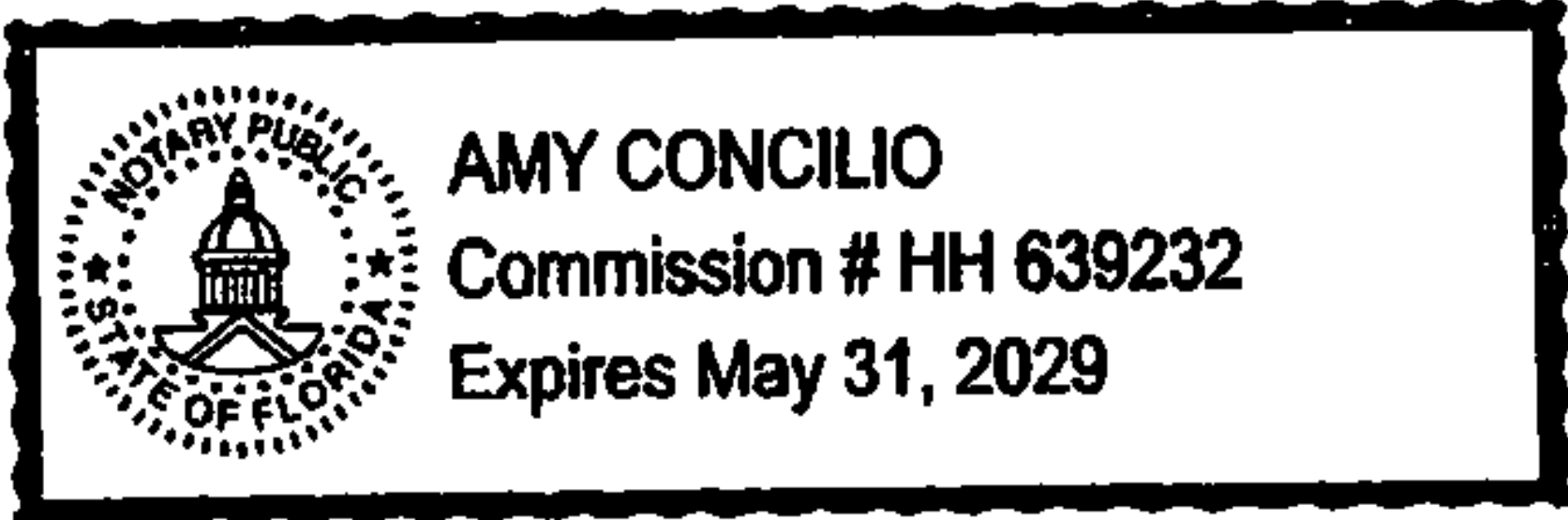
Mark E Morton
MARK E. MORTON

Kathleen G Dotson
KATHLEEN G. DOTSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of May 2026 by MARK E. MORTON and KATHLEEN G. DOTSON, who are personally known to me or who have produced *DL* as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.