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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3501527

This Instrument Prepared By:
Michael B. Hill
SHEPPARD LAW FIRM
9100 College Pointe Court
Fort Myers, Florida 33919

(WITHOUT TITLE EXAMINATION)
Doc Stamp-Deed: \$0.70

Site Address: 4256 Central Sarasota Pkwy #314, Sarasota, FL 34238

THIS WARRANTY DEED, made this 29th day of May, 2026, between **Donna Jeanne Lugar, a single woman**, whose mailing address is 5020 Clark Road, #514, Sarasota, FL 34233, as Grantor, and **Donna J. Lugar, Trustee, or her successors in interest, of the Donna J. Lugar Revocable Living Trust dated May 29, 2026, and any amendments thereto**, whose mailing address is 5020 Clark Road, #514, Sarasota, FL 34233, as Grantee,

Any Trustee or Successor Trustee taking office is granted the full right of ownership over the real property described herein with full power and authority to deal in and with said property, or any part thereof, and specifically with power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein. The same full power and authority is vested in the Trustee named herein under F. S. 689.073.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the above-described Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the above-referenced Trust was in full force and effect, (b) that this conveyance was executed in accordance with the Trusts, all conditions and limitations contained in the said Trust Agreement, and is binding upon all beneficiaries under those instruments, (c) that the Trustee was duly authorized and empowered to execute and deliver such deed, lease, mortgage or other instrument and (d) if a conveyance is made to a successor Trustee(s) or successors in trust, that such successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION-----to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land, situate, lying and being in the County of **Sarasota**, State of Florida, to-wit:

Unit 314, PLAZA DE FLORES, a Condominium, according to the Declaration of Condominium recorded in Instrument Number 1998126802, and amendments thereto, and as per plat thereof, recorded in Condominium Book 32, Pages 44, and amendments thereto, Public Records of Sarasota County Florida.

SUBJECT to taxes for the calendar year 2026, easements, restrictions and reservations of record, if any.

Subject to Mortgages of record, if any.

Parcel Identification Number: 0132011204

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR WHO IS ALSO THE GRANTEE.

THE PREPARER OF THIS DEED WAS NEITHER FURNISHED WITH NOR REQUESTED TO REVIEW THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN, AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

THIS CONVEYANCE IS MADE FOR ESTATE-PLANNING PURPOSES ONLY. THE GRANTOR IS THE SETTLOR AND SOLE BENEFICIARY OF THE GRANTEE. NO CHANGE IN BENEFICIAL OWNERSHIP IS INTENDED. THIS TRANSFER IS NOT A TRANSFER OF OWNERSHIP FOR PURPOSES OF AD VALOREM TAXATION.

THIS CONVEYANCE IS MADE WITHOUT CONSIDERATION AND IS SOLELY FOR ESTATE PLANNING PURPOSES.

THIS CONVEYANCE IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX.

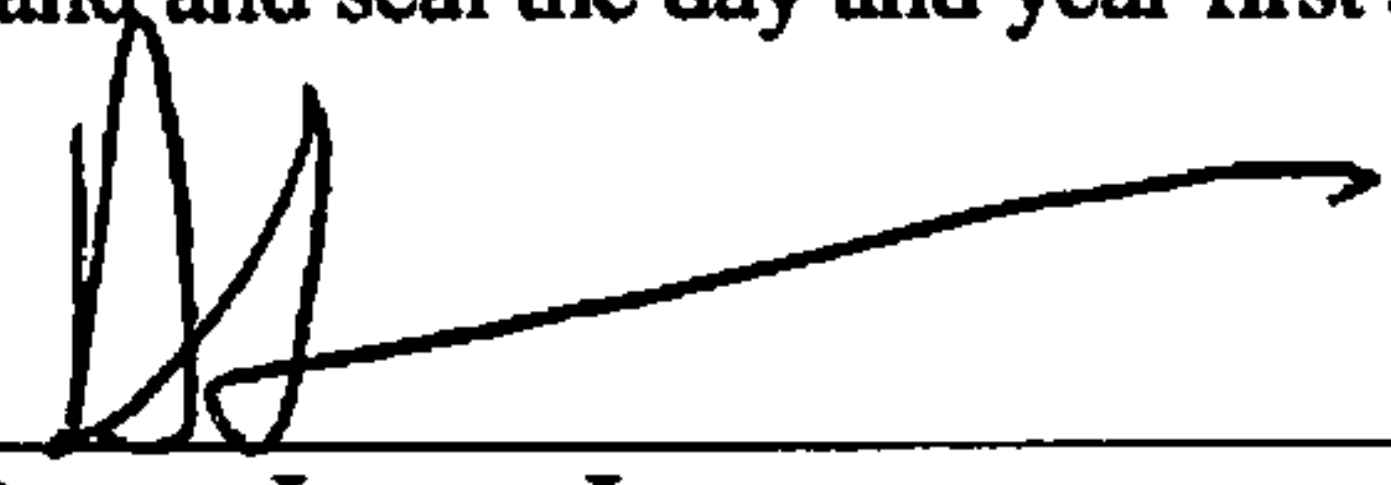
And the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, Sealed and Delivered in Our Presence:



Witness Signature
Angelina Thompson
9100 College Pointe Court
Fort Myers FL 33919
Printed Name & Address of Witness



Donna Jeanne Lugar



Witness Signature
DIANE BARR
9100 College Pointe Court
Fort Myers FL 33919
Printed Name & Address of Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th of May 2026 by Donna Jeanne Lugar, a single woman () who are personally known to me or () who have produced Florida Driver's License as identification.



[Notary Seal]



Notary Public

Name typed, printed or stamped
My Commission Expires: _____