

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074334 3 PG(S)

6/2/2026 12:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501785

Doc Stamp-Deed: \$1,883.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: CP-4649.1Y
Consideration: \$269,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 29, 2026 Kristine Kay Miller, individually and as Successor Co-Trustee of the REVOCABLE TRUST AGREEMENT OF THOMAS HARRY OATMAN and SHARON LEE OATMAN dated January 19, 2012 (henceforth referred to as "Grantor") of 20360 East 1450th Rd., Marshall, IL 62441, and Michelle Marie Oatman, as Successor Co-Trustee of the REVOCABLE TRUST AGREEMENT OF THOMAS HARRY OATMAN and SHARON LEE OATMAN dated January 19, 2012, (henceforth referred to as "Grantor") of 5224 Balmor Terrace, North Port, FL 34288, for consideration paid, grant to Marilin Fernandez Bautista, a single woman, and Evelyn Fernandez Bautista, a married woman, as joint tenants with rights of survivorship (henceforth referred to as "Grantee") of 2258 Pennsylvania Terrace, North Port, FL 34291, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 18, Block 643, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Pages 13, 13A through 13Q, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID 0970-06-4318

Said property is not the homestead of the grantor under the laws and Constitution of the State of Florida in that neither the grantor nor any member of the household of grantor resides thereon.

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

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 taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set her hand and seal.

Kristine Kay Miller

Kristine Kay Miller, individually and as
Successor Co-Trustee

Raymond Ezell

Witness #1 Signature

Raymond Ezell

Witness #1 Printed Name

P.O. Address:

5547 Trevesta Pl Palmetto FL 34221

Tonya Ezell

Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

P.O. Address:

5547 Trevesta Pl Palmetto FL 34221

STATE OF Florida

COUNTY OF Manatee

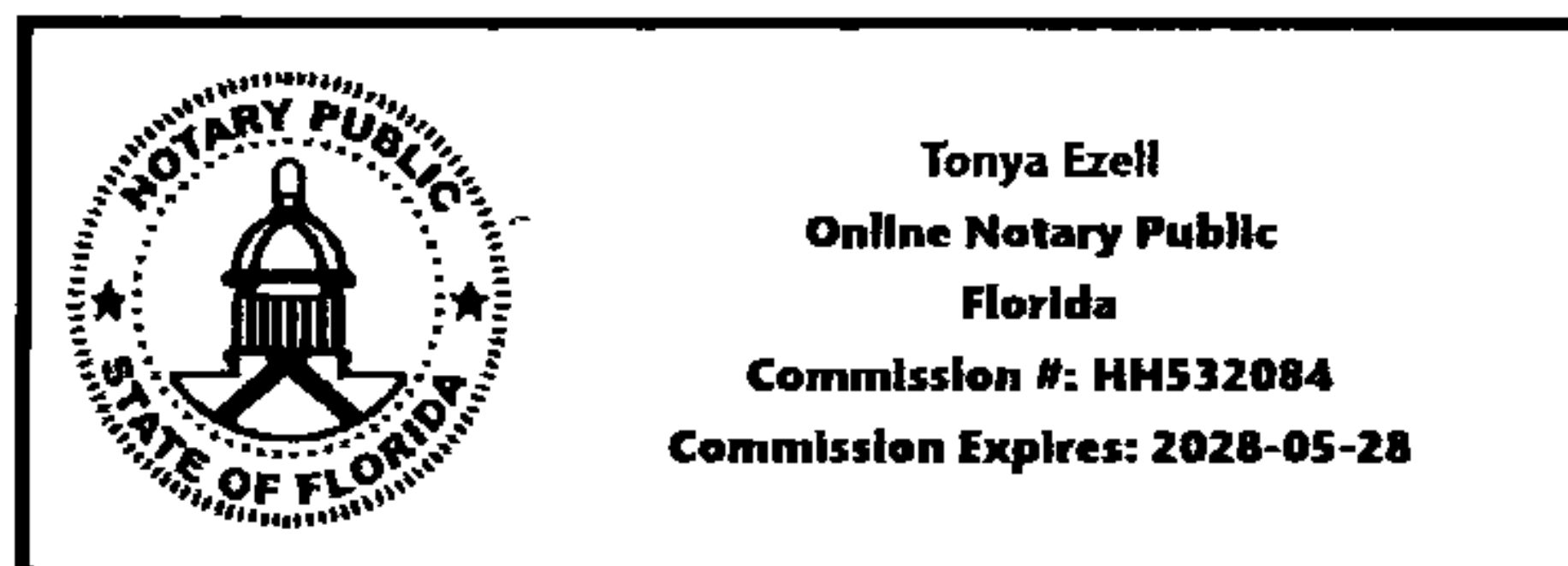
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28th day of May, 2026, by **Kristine Kay Miller, individually and as Successor Co-Trustee of the REVOCABLE TRUST AGREEMENT OF THOMAS HARRY OATMAN and SHARON LEE OATMAN dated January 19, 2012**, ☐ who is personally known to me or ☒ who has produced IL DL as identification.

Tonya Ezell

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary



Notarized online using audio-video communication

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set her hand and seal.

Michelle Marie Oatman

Michelle Marie Oatman, individually and
as Successor Co-Trustee

Raymond Ezell

Witness #1 Signature

Raymond Ezell

Witness #1 Printed Name

P.O. Address:
5547 Trevesta Pl Palmetto FL 34221

Tonya Ezell

Witness #2 Signature

Tonya Ezell

Witness #2 Printed Name

P.O. Address:
5547 Trevesta Pl Palmetto FL 34221

STATE OF FLORIDA
COUNTY OF Manatee

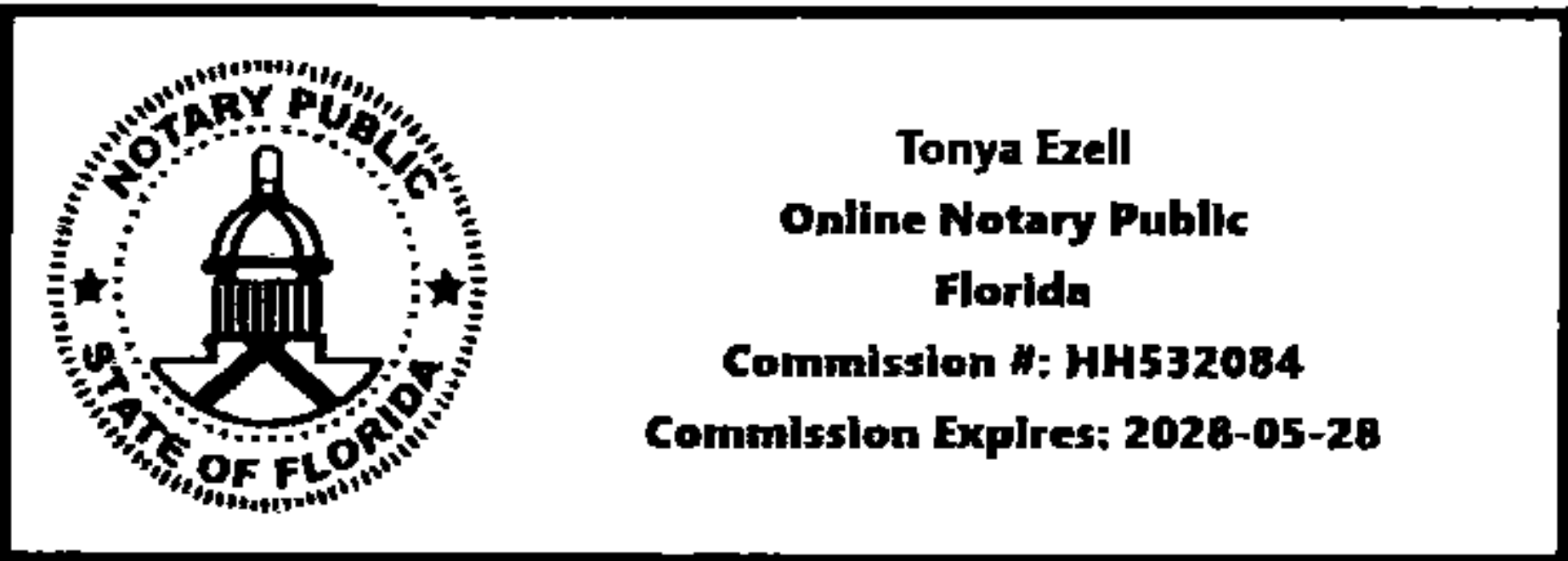
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online
notarization, this 28th day of May, 2026, by Michelle Marie Oatman, as Successor Co-Trustee of the
REVOCABLE TRUST AGREEMENT OF THOMAS HARRY OATMAN and SHARON LEE OATMAN
dated **January 19, 2012**, ☐ who is personally known to me or ☒ who has produced
FL DL as identification.

Tonya Ezell

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary



Notarized online using audio-video communication