

6/3/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502597

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$5,600.00

File Number: 2026-80

Consideration:\$800,000.00

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Warranty Deed

This Warranty Deed made as of this 3rd day of June, 2026 between **David Deakin and Robyn Deakin, Husband and Wife** and as Trustees of the **Deakin Joint Trust** dated **October 2, 2019**, whose post office address is **738 North Macewen Drive, Osprey, FL 34229** and **Karon Deakin, a married woman**, whose post office address is **3275 East Venice Avenue, Venice FL 34292**, grantor, and **IG Invest, Inc., a Florida Corporation** whose post office address is **919 Scherer Way, Osprey, FL 34229**, 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, situate, lying and being in, **Sarasota County, Florida** to-wit:

Lot 4, Nokomis Acres, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 68, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0405050005

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.

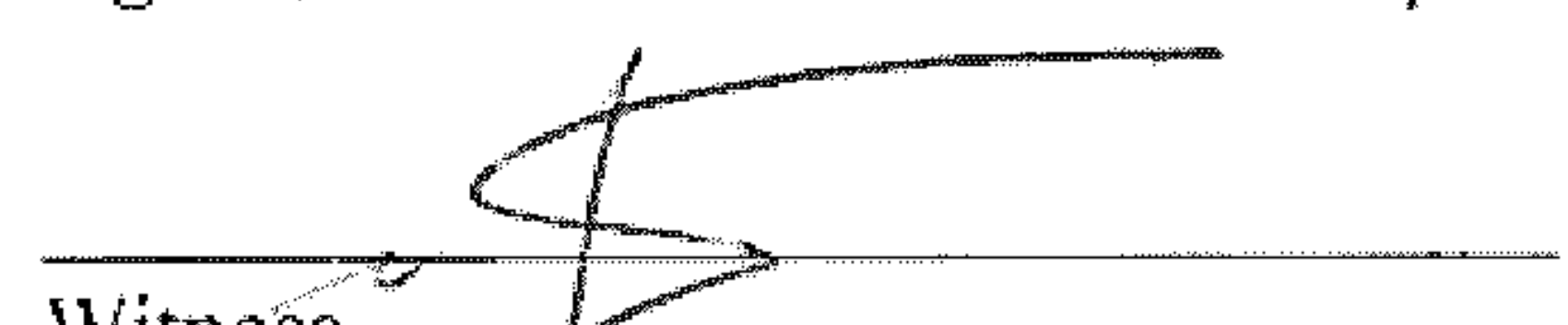
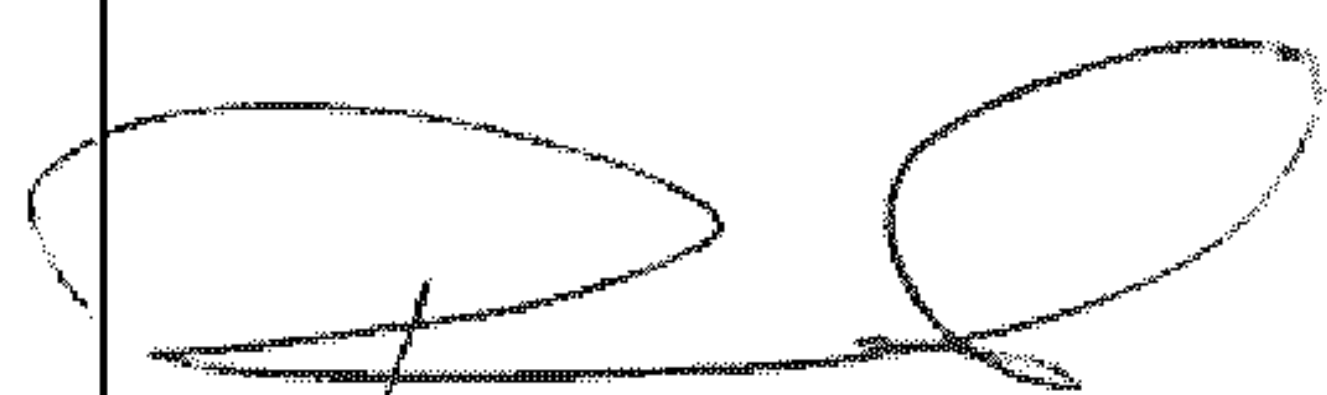
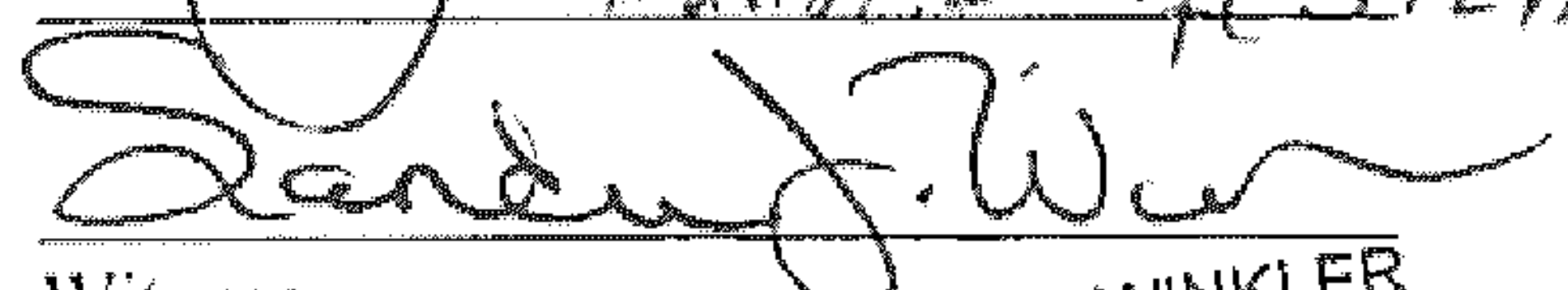
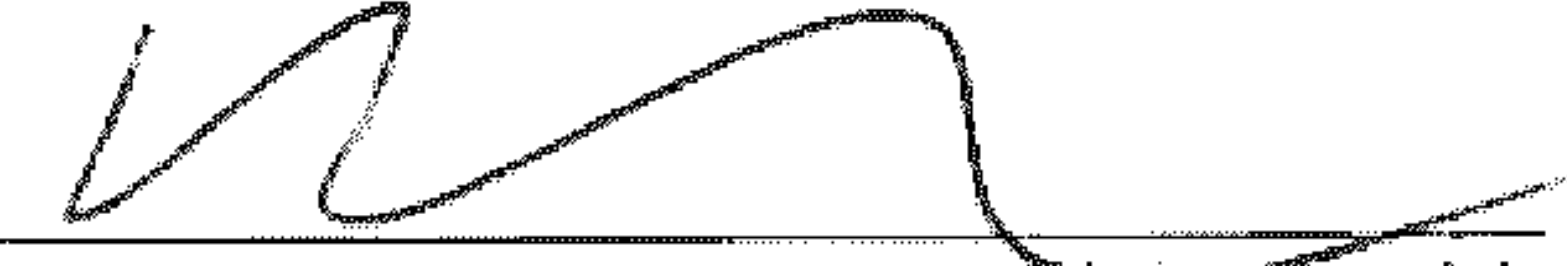
Grantor Hereby Represents that they are the duly appointed and qualified Trustee under the **Deakin Joint Trust** dated **October 2, 2019** (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

To Have and to Hold, the same in fee simple forever.

And specifically, Karon Deakin warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. **Karon Deakin's residence and homestead address is: 3275 East Venice Avenue, Venice FL 34292.**

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**.

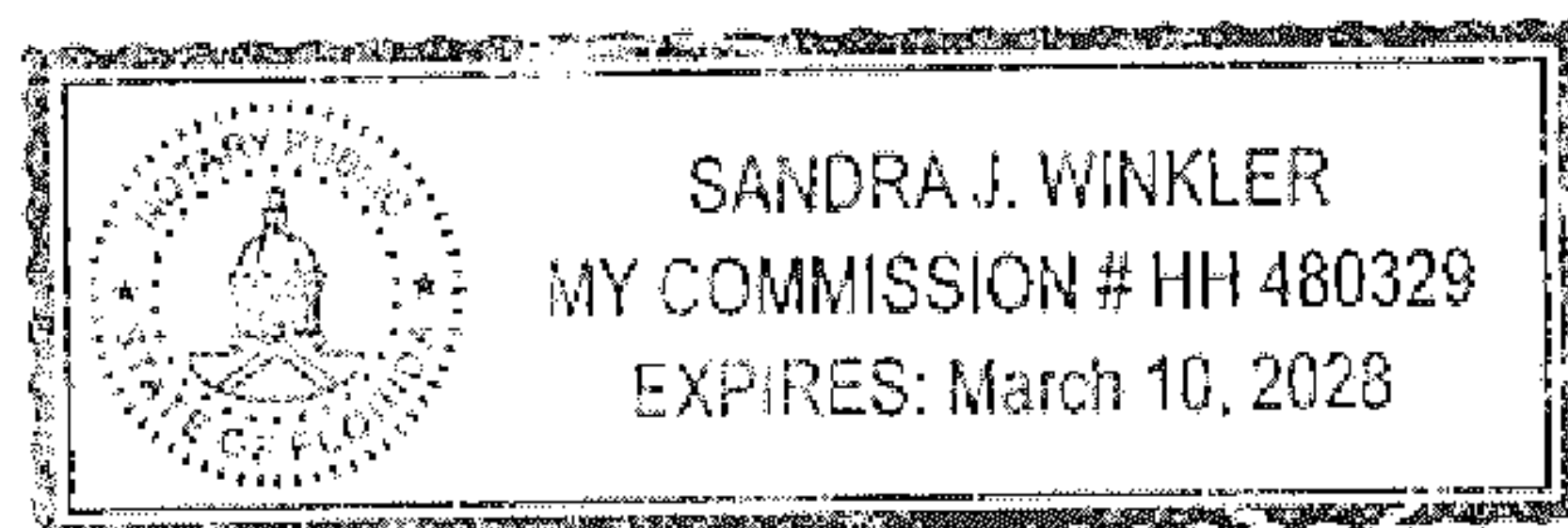
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 3 day of **June, 2026**.

<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>MICHAEL JOHNSON</u> Address: <u>1549 RINGBINE Blvd.</u> <u>SARASOTA FL 34231</u>	 David Deakin, Trustee of the Deakin Joint Trust dated October 2, 2019
 Witness Printed Name: <u>SANDRA WINKLER</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	 Robyn Deakin, Trustee of the Deakin Joint Trust dated October 2, 2019
	 Karon Deakin

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of June, 2026 by David Deakin and Robyn Deakin, Husband and Wife and as Trustees of Deakin Joint Trust dated October 2, 2019 and Karon Deakin who ☐ is personally known or ☒ has produced FDL as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____