

PREPARED BY:/RETURN TO:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504021
Doc Stamp-Deed: \$0.70

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, made this 5 June 2026, between **Gerald S. Pinson and Dale A. Pinson, husband and wife**, Grantors, and **Gerald S. Pinson and Dale A. Pinson as Co-Trustees, and their successors, of The Pinson Family Revocable Trust under Declaration of Trust dated June 5, 2026, for the benefit of Gerald S. Pinson and Dale A. Pinson, husband and wife**, Grantees, whose post office address is **7024 Pan American Blvd, North Port, FL 34287**.

WITNESSETH, that said Grantor, for and in consideration of the sum of ONE DOLLAR 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 successors and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 21, Block 27, Thirteenth Addition to Port Charlotte Subdivision, as per plat thereof recorded in Plat Book 13, Pages 12 and 12A, of the Public Records of Sarasota County, Florida. Tax Parcel ID 0998002721.

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

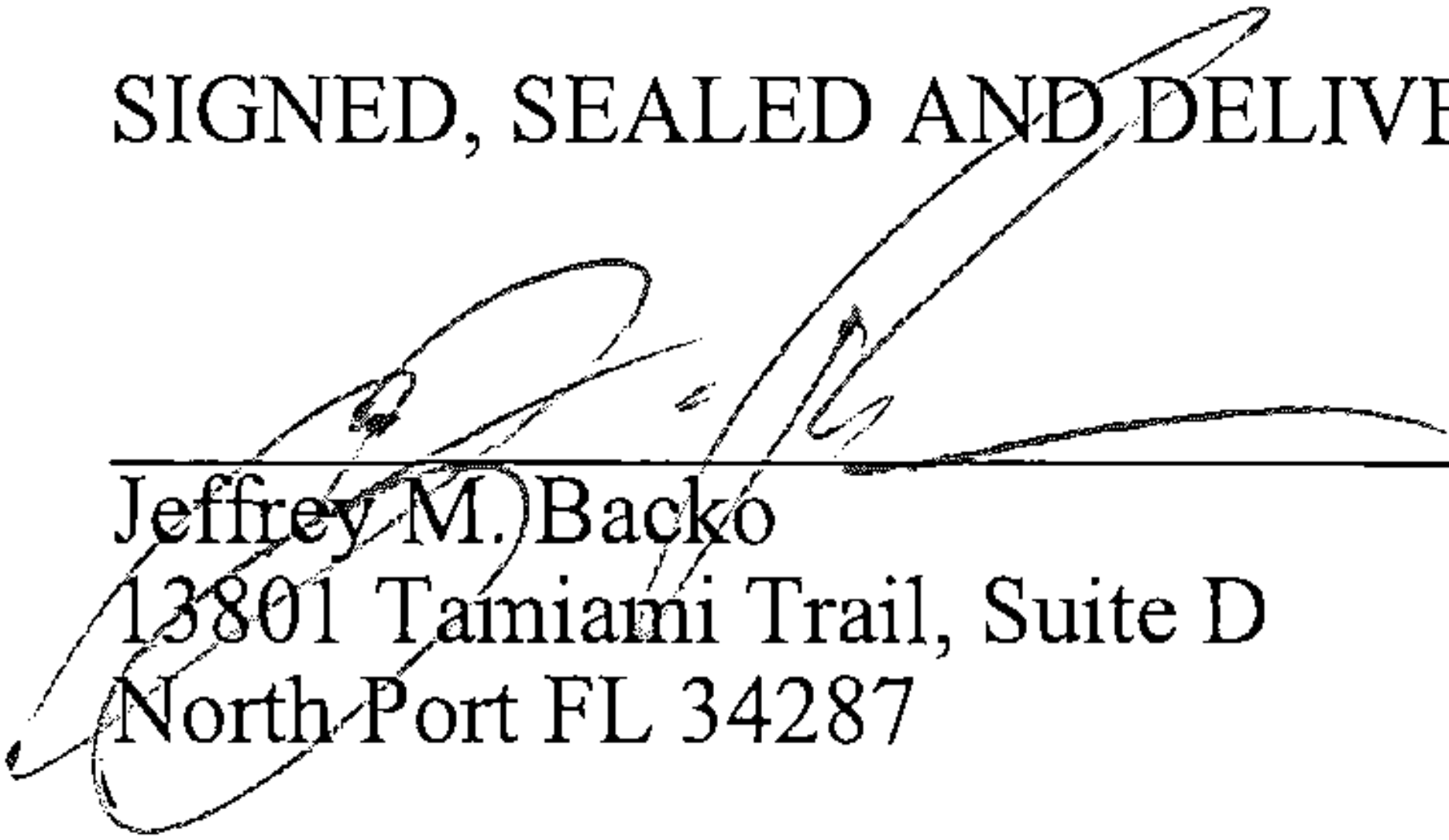
With full power in Grantees and Grantees' successors as Trustee to sell, lease, mortgage or otherwise convey the subject property or any part thereof or any interest therein, to subdivide the same or combine it with others for purposes of sale, lease or development, and otherwise to manage, conserve and protect the subject property.

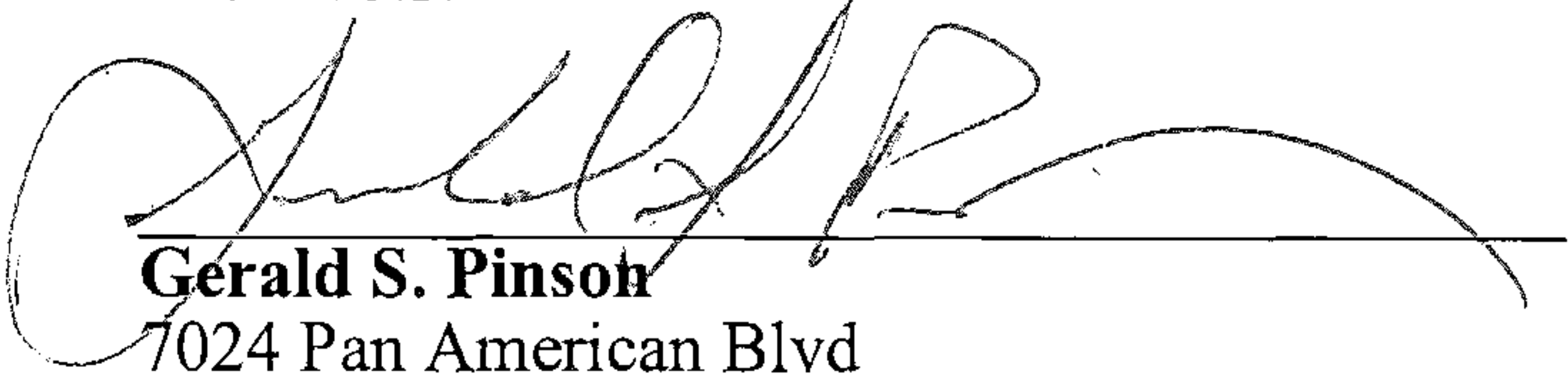
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

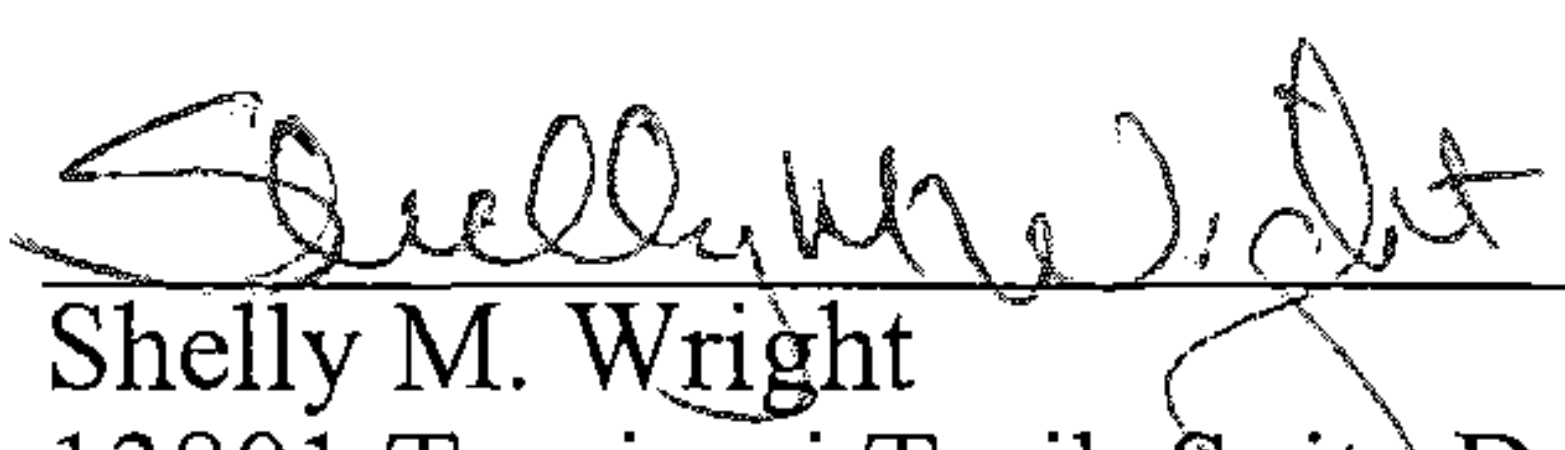
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

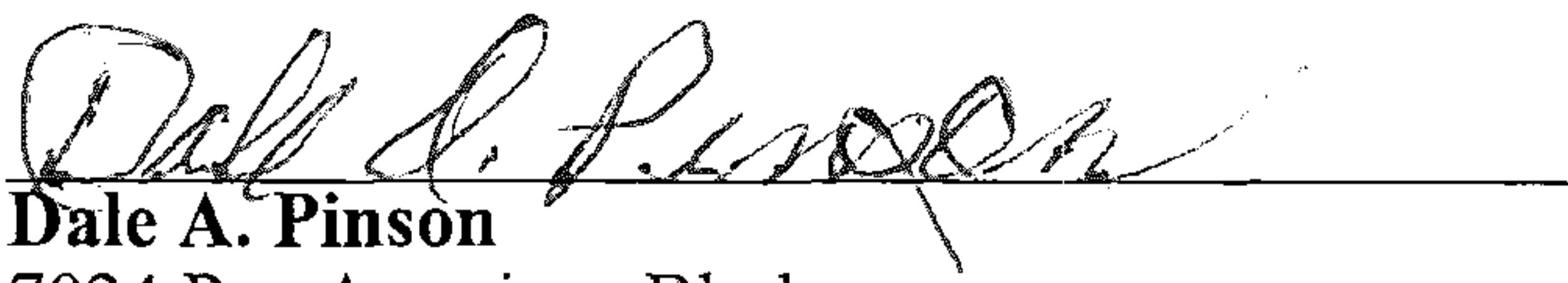
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:


Jeffrey M. Backo
13801 Tamiami Trail, Suite D
North Port FL 34287


Gerald S. Pinson
7024 Pan American Blvd
North Port FL 34287


Shelly M. Wright
13801 Tamiami Trail, Suite D
North Port FL 34287


Dale A. Pinson
7024 Pan American Blvd
North Port FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 5th day of June 2026, by **Gerald S. Pinson and Dale A. Pinson**, who

☐ are personally known to me, or
☒ have produced FL Driver License as identification




Notary Public – State of Florida