

Consideration: \$
Recording Fees: \$ 34.00
Documentary Stamps: \$.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077469 3 PG(S)
June 08, 2026 02:16:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



PREPARED BY AND RETURN TO:

ANN S. JOHNSON, ESQUIRE

DUNLAP & MORAN, P.A.

P. O. Box 3948

Sarasota, Florida 34230-3948

(941) 366-0115

JAM:ASJ File No. 24816-1

Prepared without benefit of examination or opinion of title.

The subject conveyance is given for no or nominal consideration and represents a transfer of real property from a trustee of a trust to the trust beneficiary in which the beneficial ownership of the property remains the same both before and after the transfer. Therefore, pursuant to Rule 12B-4.013(28), FAC, only nominal documentary stamps are due upon this deed. Additionally, pursuant to 12 U.S.C.A § 1701j-3(d), this transfer is exempt from the enforcement of any "due-on-sale clause" that may exist in any real property loan documents, as such terms are defined in said code section.

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 5th day of JUNE, 2026, by LARRY L. WOOMERT, as Trustee of the REVOCABLE TRUST AGREEMENT for the benefit of LARRY L. WOOMERT dated April 21, 1998, and LARRY L. WOOMERT individually joined by MARY E. WOOMERT, his spouse, and MARY E. WOOMERT, as Trustee of the REVOCABLE TRUST AGREEMENT for the benefit of MARY E. WOOMERT, and MARY E. WOOMERT individually joined by LARRY L. WOOMERT, her spouse, hereinafter referred to as "Grantor," to LARRY L. WOOMERT and MARY E. WOOMERT as Trustees of the WOOMERT FAMILY TRUST u/a/d September 30, 2025, whose address is 5745 Stone Pointe Dr., Sarasota, FL 34233, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 229, Grove Pointe, Unit 1, according to the map or plat thereof, recorded in Plat Book 34, Page 1, of the Public Records of Sarasota, Florida.

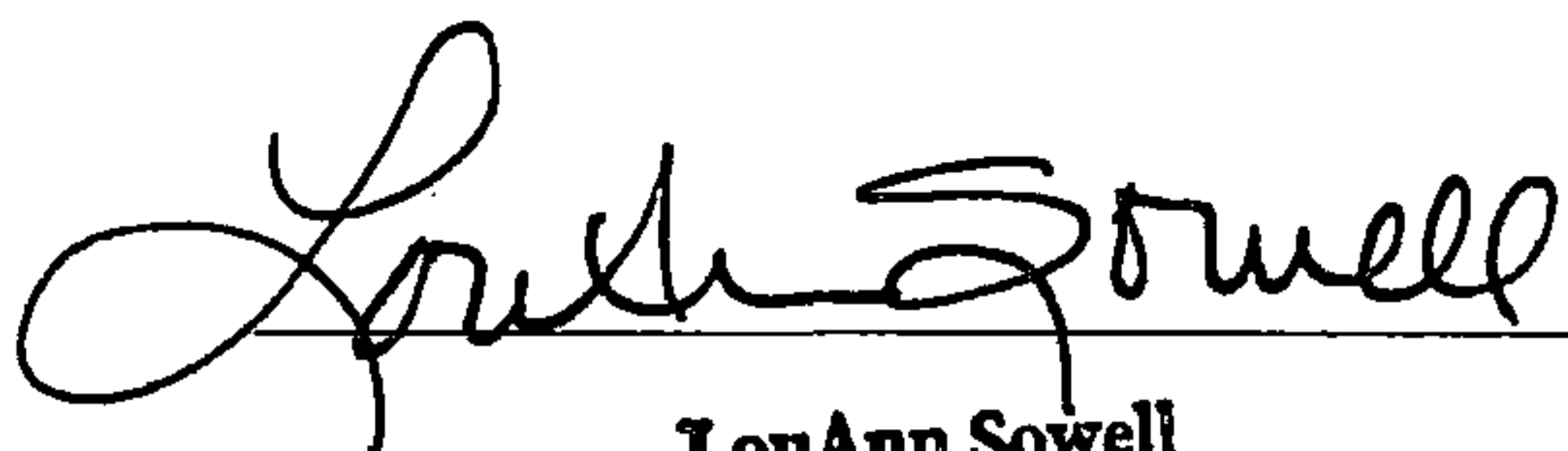
The Property Appraiser's Parcel Identification Number of the above described real property is **0093100010**. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Note to Property Appraiser: The Grantor confirms that under the terms of the Trust referred to above, the said Grantor has not less than a present possessory interest in the Property and is entitled to a homestead tax exemption pursuant to applicable provisions of Florida Statutes.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

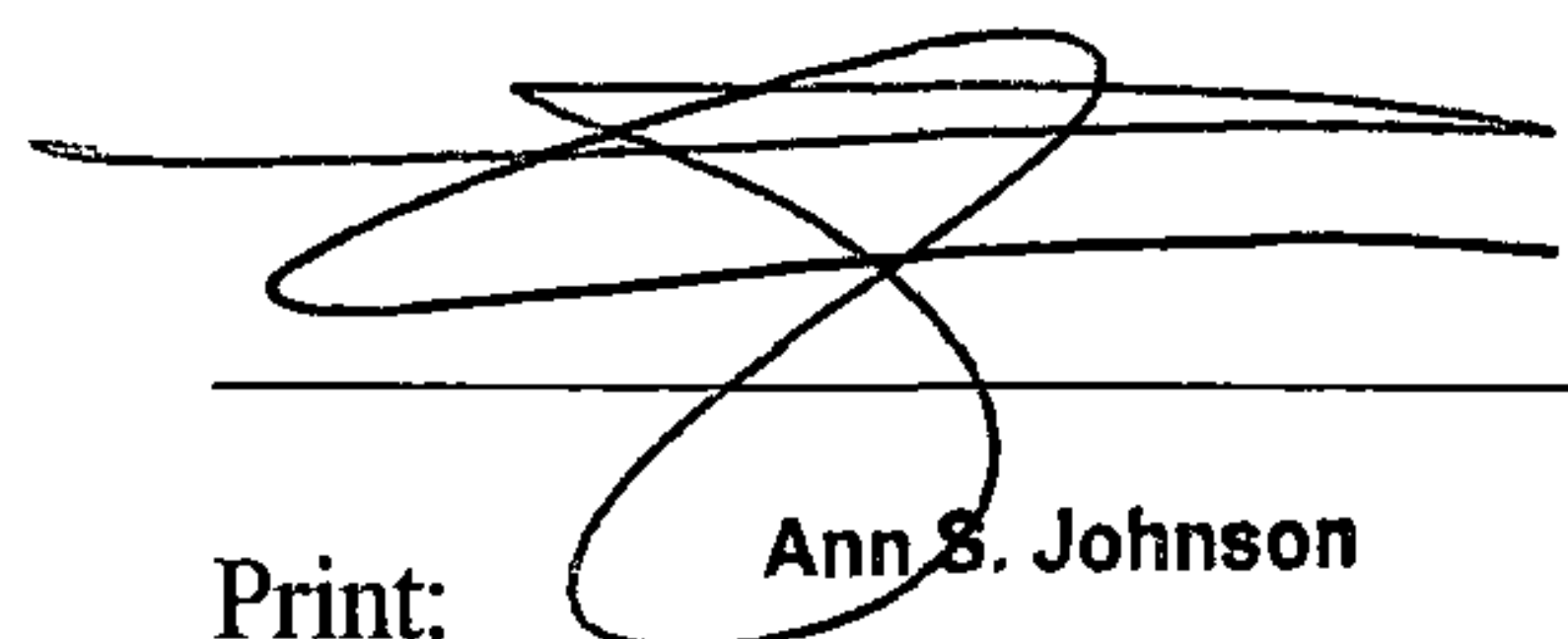
Witness No. 1:



LouAnn Sowell
Print: _____
Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors on this page

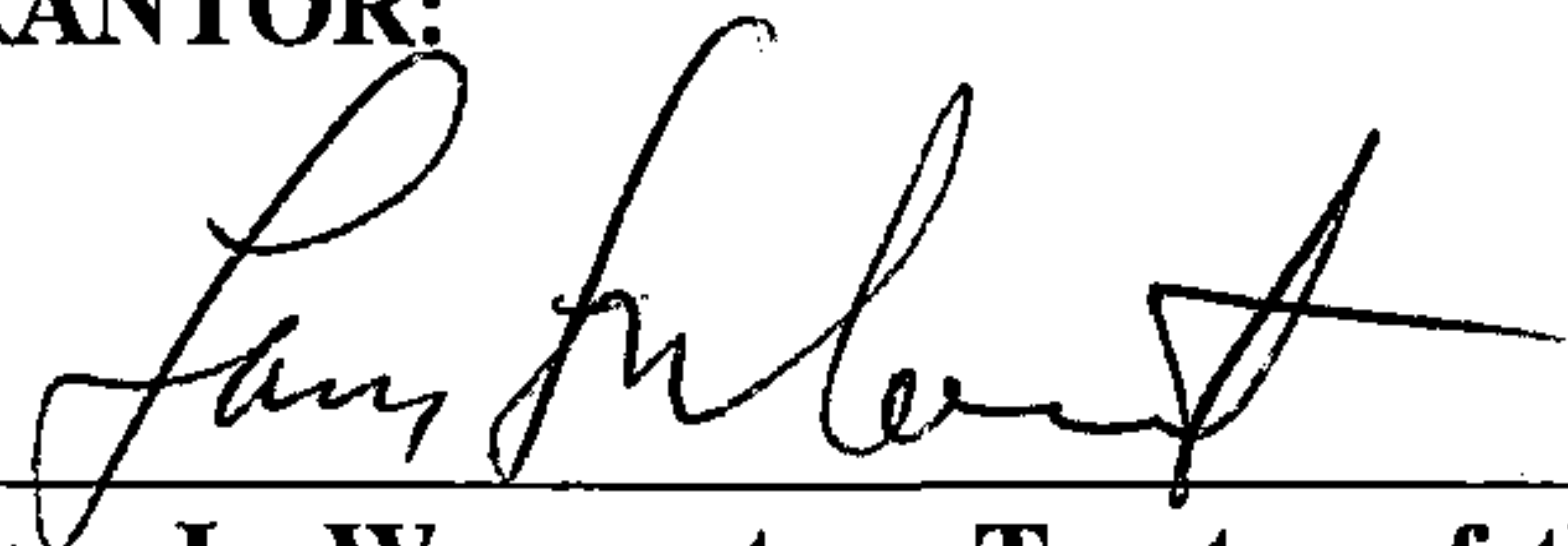
Witness No. 2:



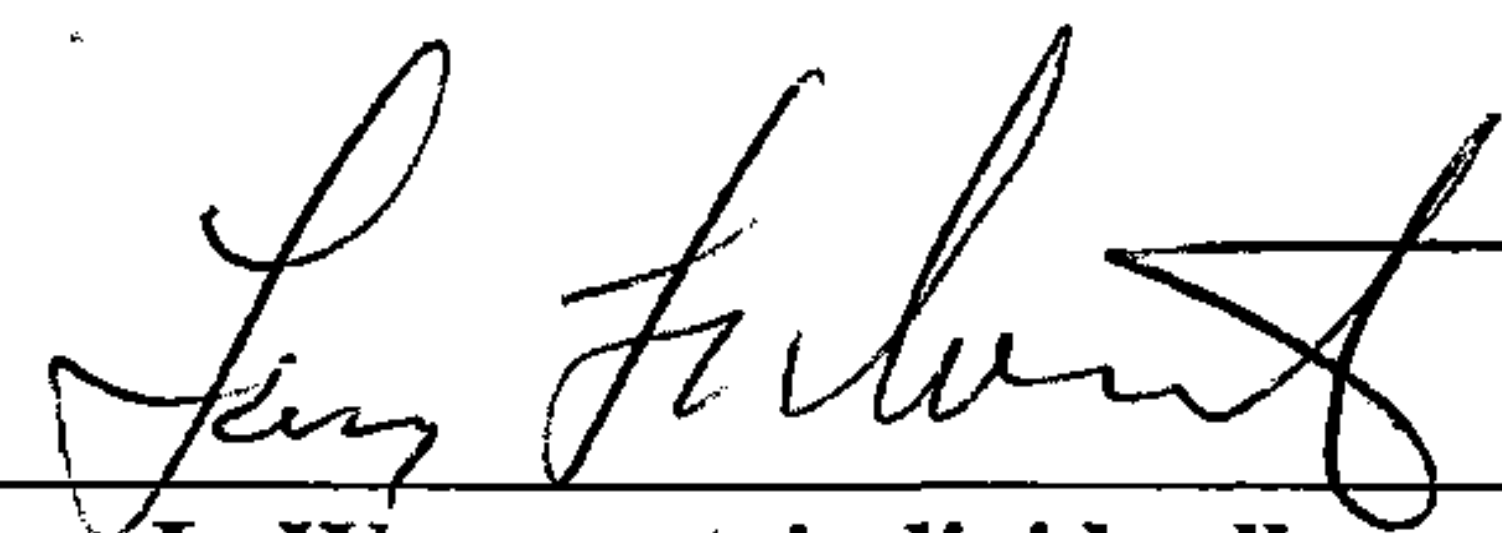
Ann S. Johnson
Print: _____
Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors on this page

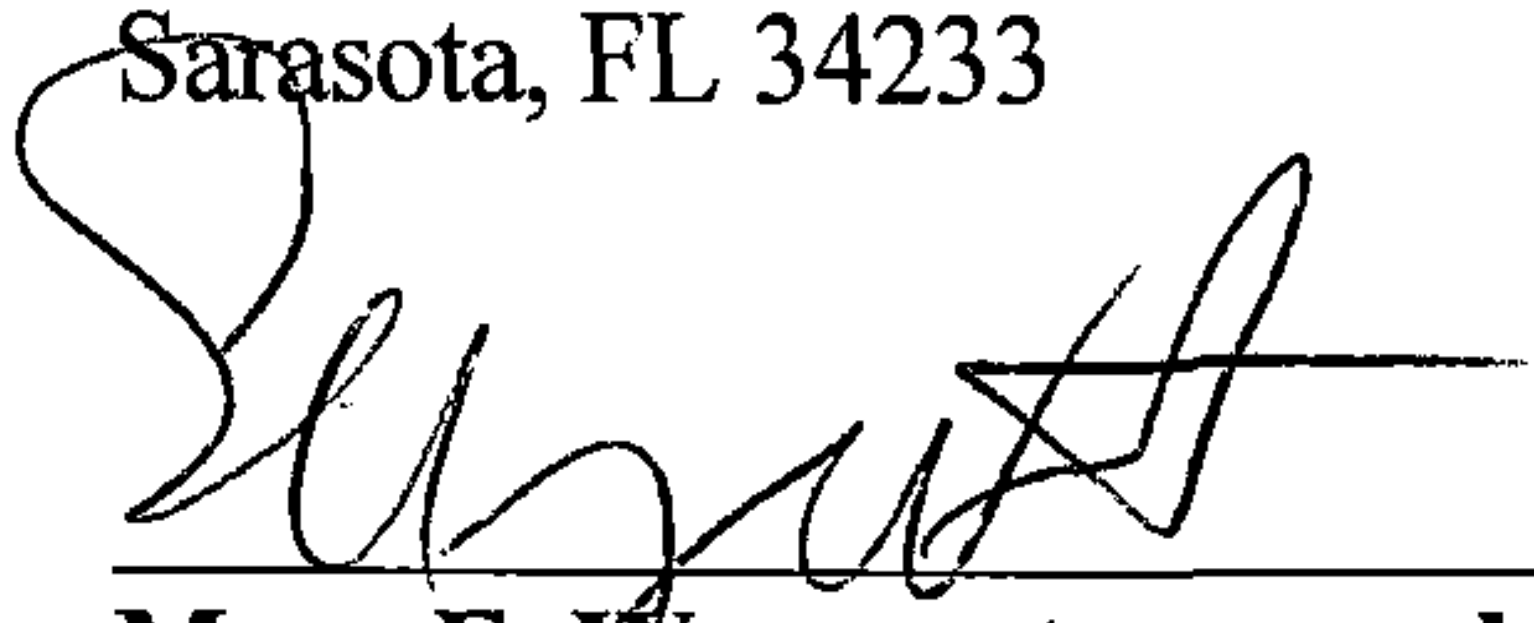
GRANTOR:



Larry L. Woomert as Trustee of the Revocable Trust for the benefit of Larry L. Woomert dated April 21, 1998
5745 Stone Pointe Dr.
Sarasota, FL 34233



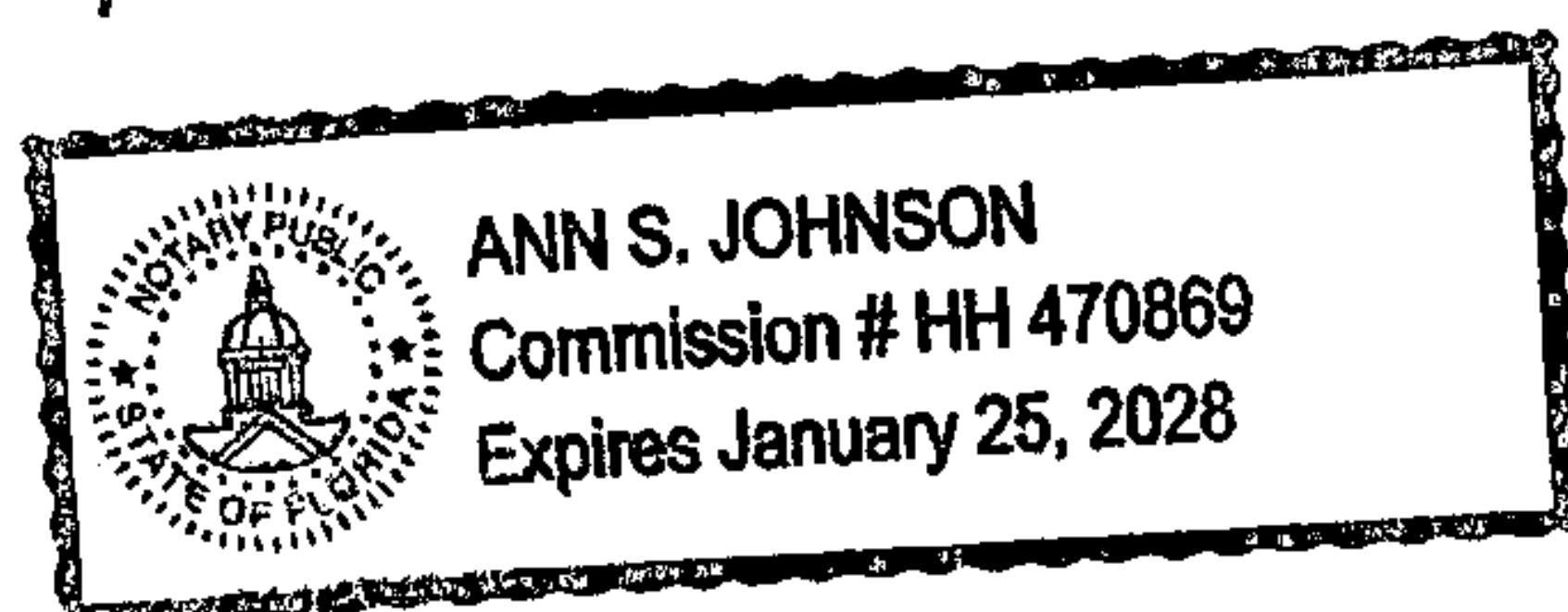
Larry L. Woomert, individually
5745 Stone Pointe Dr.
Sarasota, FL 34233

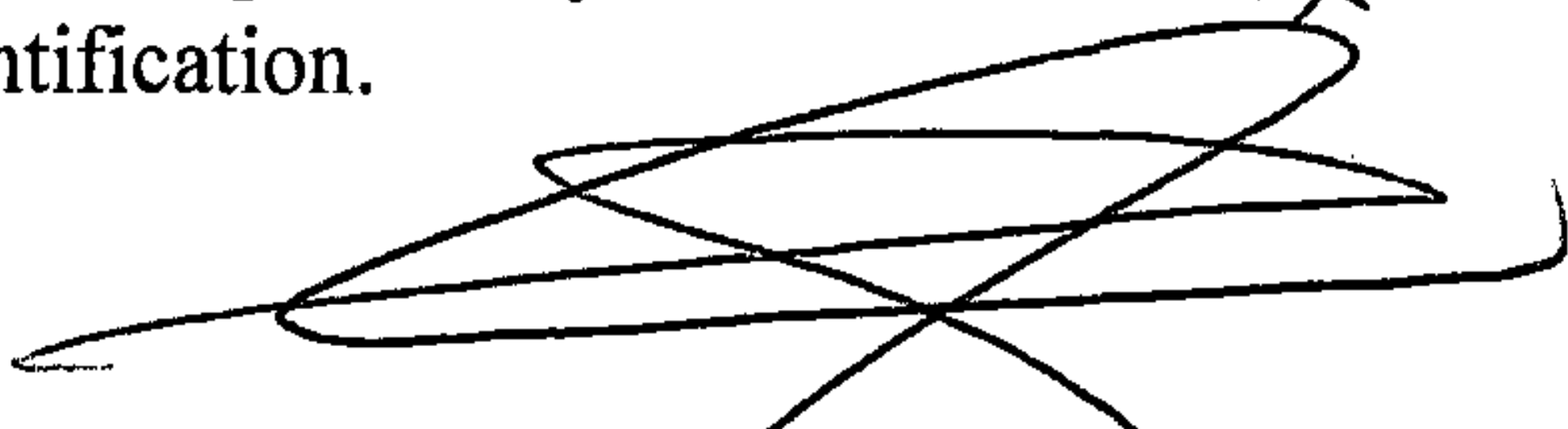


Mary E. Woomert, spousal consent
5745 Stone Pointe Dr.
Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF MANATEE

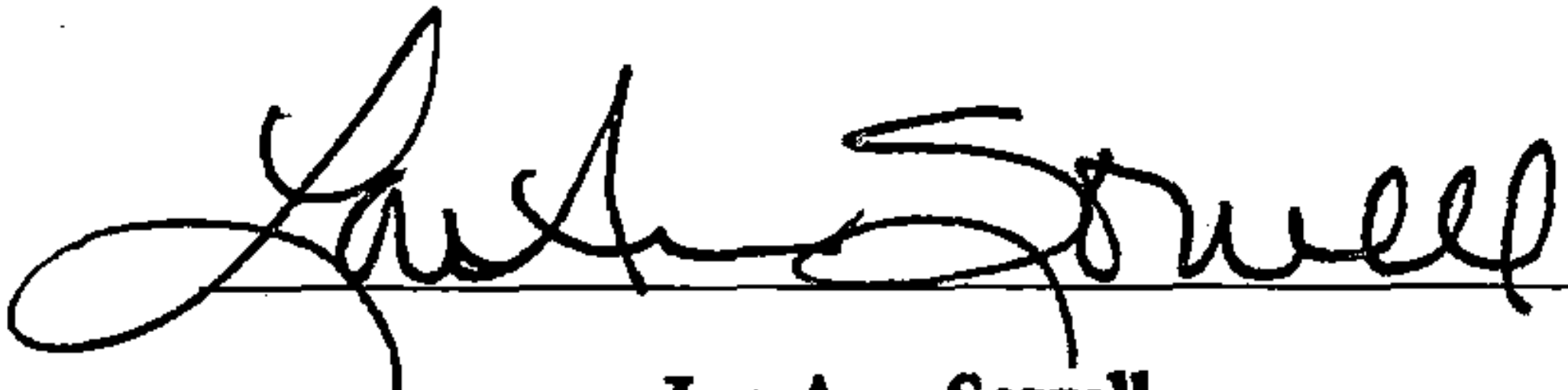
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Larry L. Woomert, as Trustee of the Revocable Trust for the benefit of Larry L. Woomert dated April 21, 1998 and Larry L. Woomert, individually, joined by Mary E. Woomert, ☐ who are personally known to me or, ☒ who have produced  as identification.





Notary Public **Ann S. Johnson**
Printed Name: _____
My Commission Expires: _____

Witness No. 1:

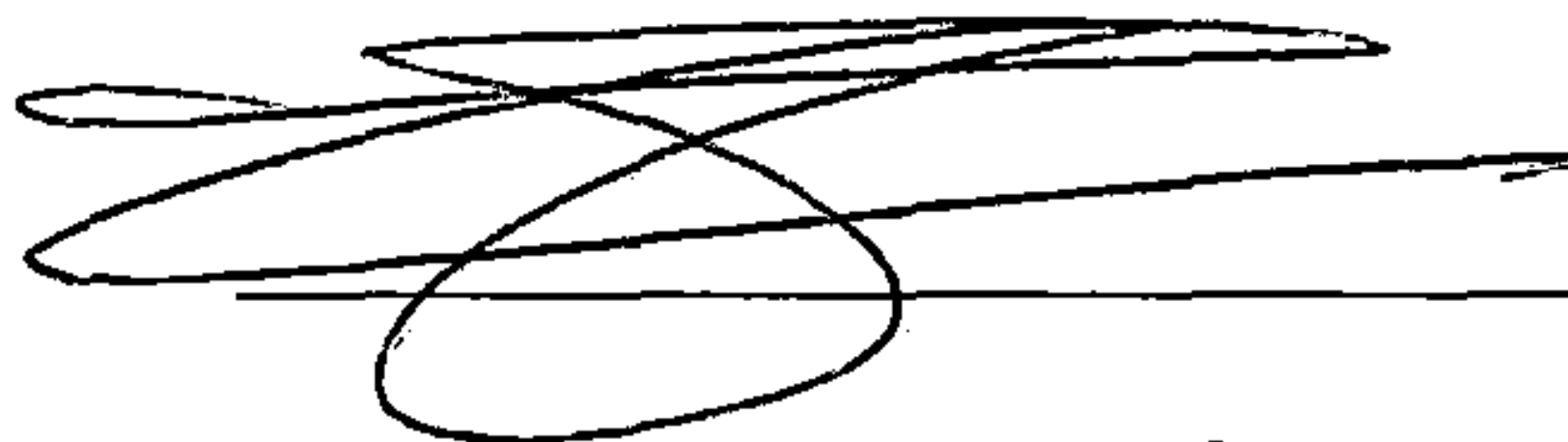


Print: LouAnn Sowell

Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors on this page

Witness No. 2:



Print: Ann S. Johnson

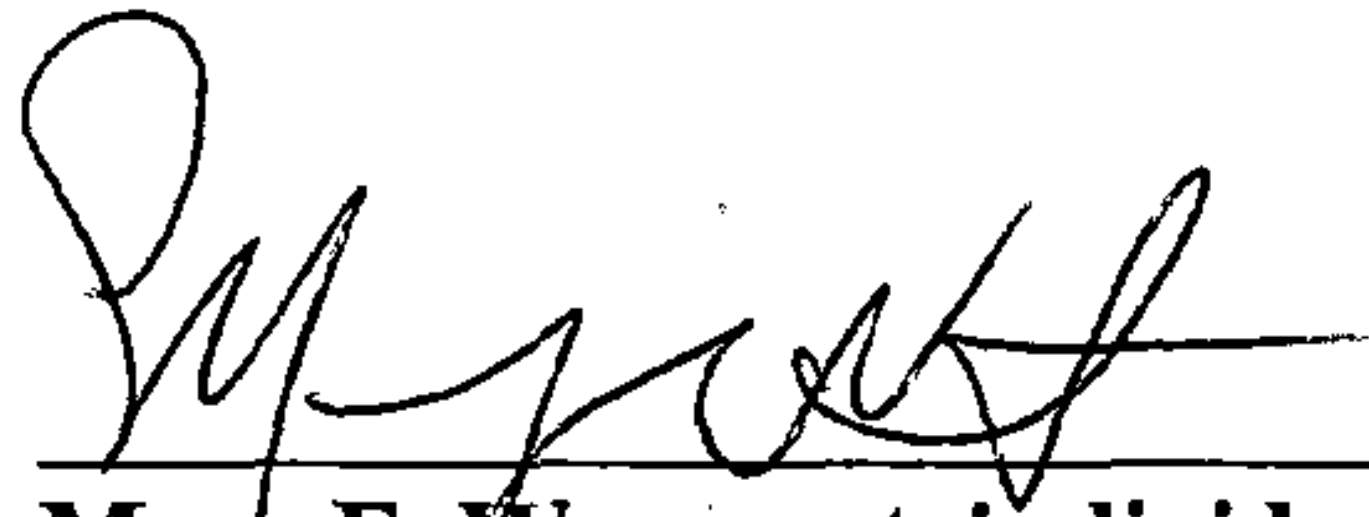
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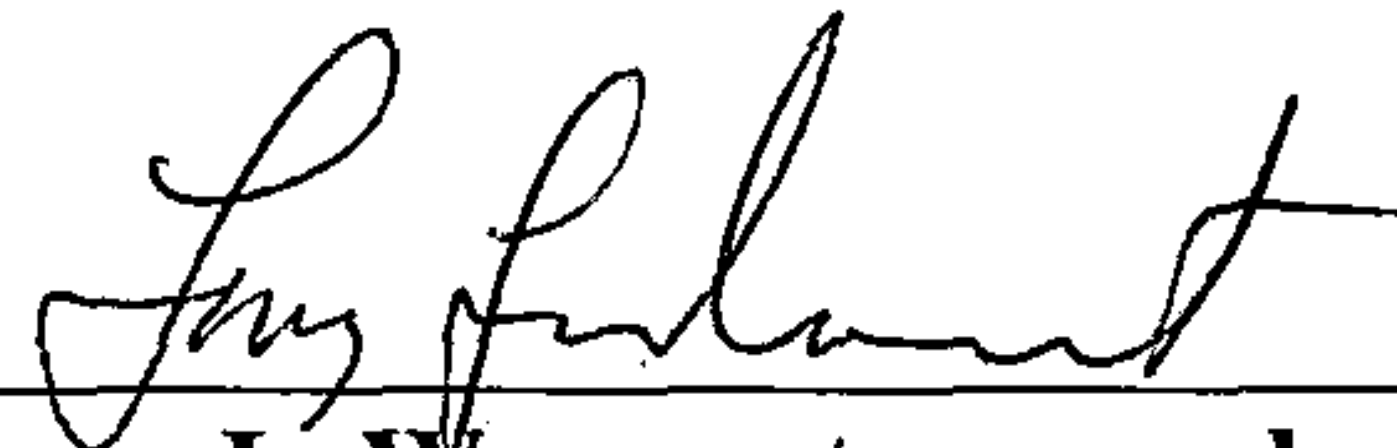
GRANTOR:



Mary E. Woomert as Trustee of the Revocable Trust for the benefit of Mary E. Woomert dated April 21, 1998
5745 Stone Pointe Dr.
Sarasota, FL 34233



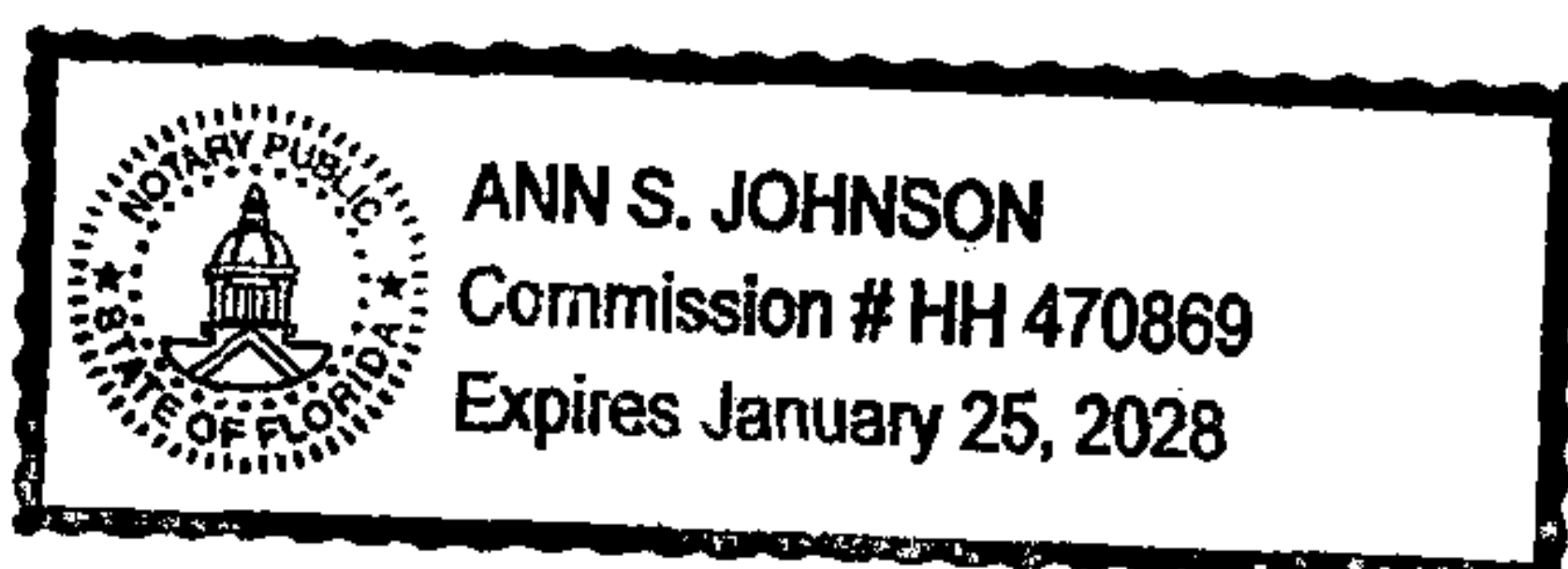
Mary E. Woomert, individually
5745 Stone Pointe Dr.
Sarasota, FL 34233



Larry L. Woomert, spousal consent
5745 Stone Pointe Dr.
Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Mary E. Woomert, as Trustee of the Revocable Trust for the benefit of Mary E. Woomert dated April 21, 1998 and Mary E. Woomert, individually, joined by Larry L. Woomert, ☐ who are personally known to me or, ☒ who have produced FL DL as identification.





Notary Public
Printed Name: Ann S. Johnson
My Commission Expires: _____