

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078214 2 PG(S)**

6/9/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505067

Parcel Identification No.: 1114090108

Prepared By, and After Recording Return to:

Dana M. Fragakis Law, PLLC

Dana M. Fragakis., Esq.

999 Vanderbilt Beach, Road, Ste. 200

Naples, FL 34108-3512

(Without Examination of Title)

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 8th day of June, 2026, between Betty Jane Marcotte a/k/a Betty Marcotte Miles, a married woman, whose address is 2247 Darley Oak Way, North Port, Florida 34289, Grantor, and Betty Marcotte Miles as Trustee, or her successors in interest, of the Survivor's Trust Created Under the B & B Marcotte Joint Trust dated September 17, 2014, and any amendments thereto, whose address is 2247 Darley Oak Way, North Port, Florida 34289, Grantee.

(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and heirs, executors, legal representatives, and assigns of individuals, and successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of ———— TEN & NO/100 (\$10.00) ———— DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and successors in interest and assigns forever, the following described land, situate, lying and being in the County of SARASOTA, State of Florida, to wit:

Lot 108, CEDAR GROVE PHASE 2B, according to the plat thereof, as recorded in Plat Book 56, Page(s) 18 through 27, Public Records of Sarasota County, Florida.

Together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

To have and to hold, the same in fee simple forever.

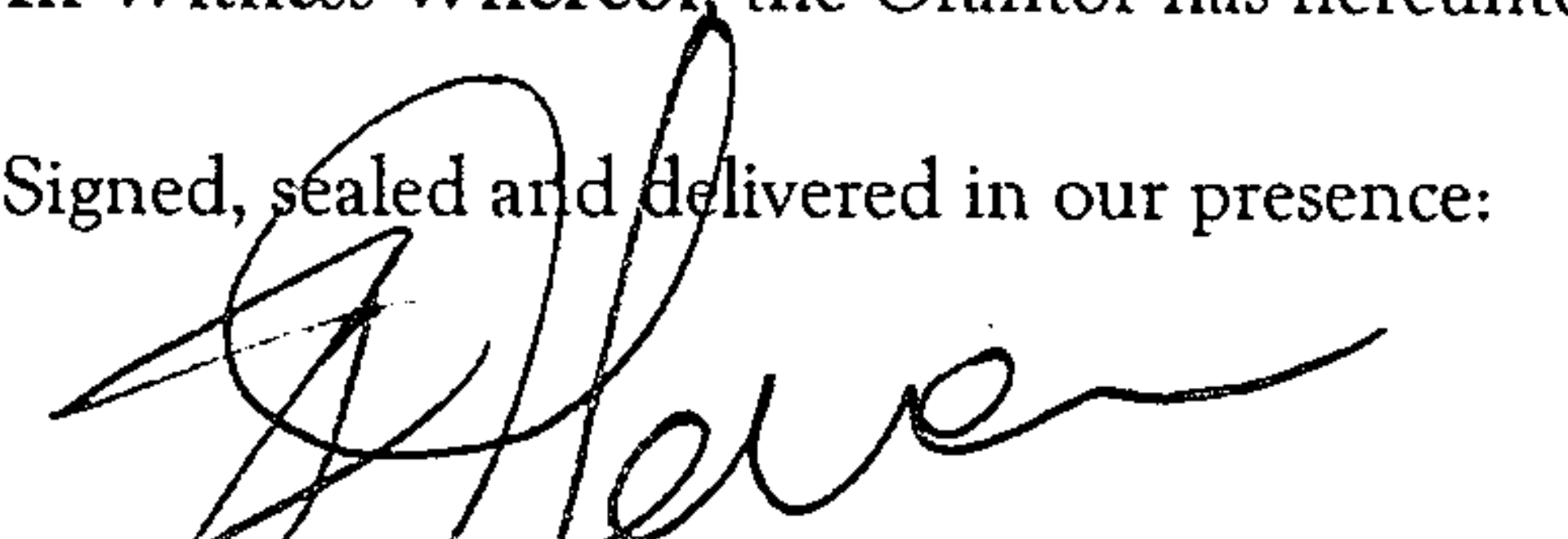
Said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey the said land; and Grantor warrants and will defend the title to the property described above and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, except for covenants, reservations, restrictions and easements of record, and taxes for the year 2026 and all subsequent years, but none other.

The Grantee, as Trustee of the Survivor's Trust Created Under the B & B Marcotte Joint Trust dated September 17, 2014, and any amendments thereto, has the power and authority to protect, conserve, sell, lease, encumber, manage and dispose of the above described property.

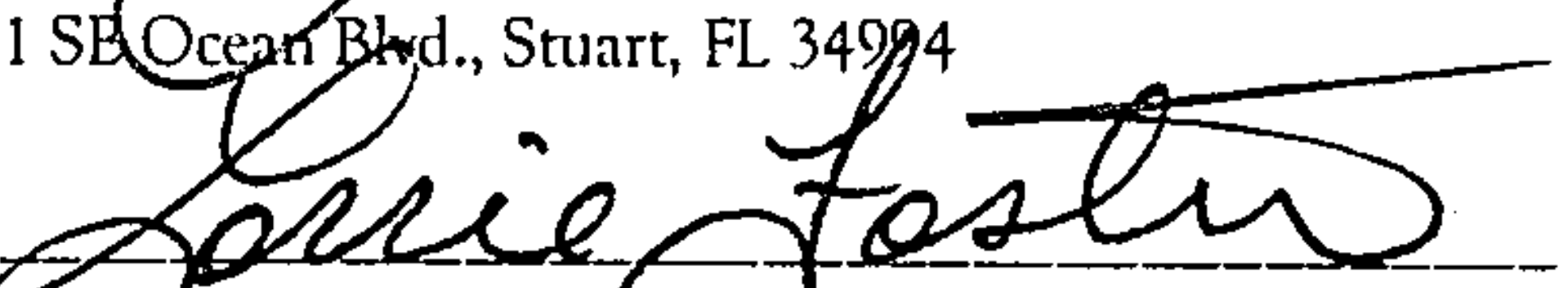
The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

In Witness Whereof, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

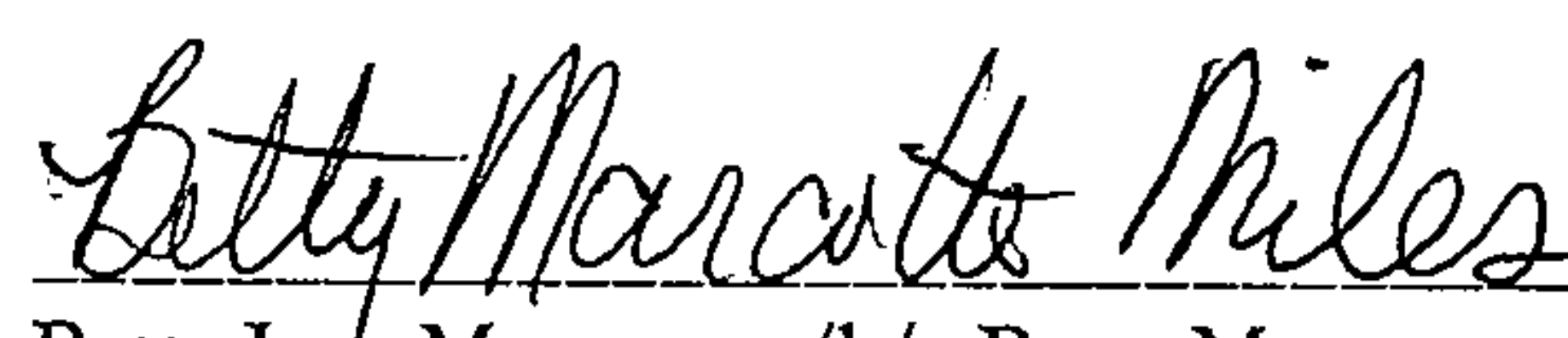
Signed, sealed and delivered in our presence:



Ismaray Leiva, Witness #1 Signature
1 SE Ocean Blvd., Stuart, FL 34994



Lorrie Foster, Witness #2 Signature
1 SE Ocean Blvd., Stuart, FL 34994



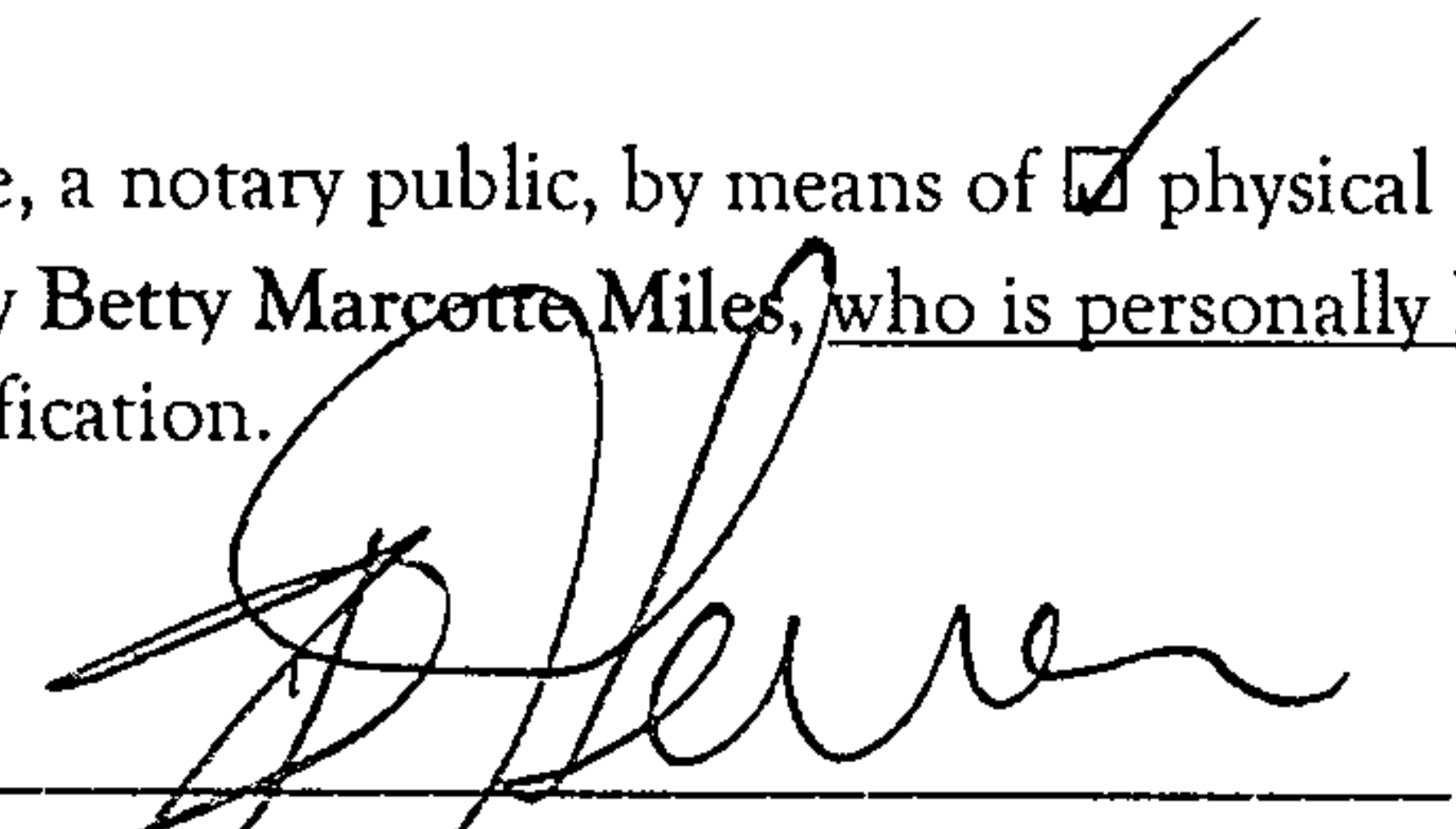
Betty Jane Marcotte a/k/a Betty Marcotte
Miles
2247 Darley Oak Way, North Port, FL 34289

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, a notary public, by means of ☒ physical presence or
☐ online notarization, this 8th day of June, 2026 by Betty Marcotte Miles, who is personally known to
me or who has produced FL DL as identification.

SEAL



Notary Signature

