

6/10/2026 2:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505549

Prepared by and when recorded return to:

ANTHONY G. MOWRY, ESQ.
BERG, BREWER, KESSLER & MOWRY,
PLLC
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293

Property Appraiser's Parcel Identification
No. 0402080002

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on June 9, 2026, between **JOHN EDWIN TOMS** and **JOYCE ELIZABETH TOMS**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 558 Marsh Creek Road, Venice, Sarasota County, Florida 34292, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **JOHN EDWIN TOMS and JOYCE ELIZABETH TOMS, Co-Trustees of the THE TOMS FAMILY REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 558 Marsh Creek Road, Venice, Florida 34292, and such trust having been established under that certain revocable trust agreement originally dated January 14, 2015, and amended on June 9, 2026, by JOHN EDWIN TOMS and JOYCE ELIZABETH TOMS as settlors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 363, SAWGRASS UNIT 3, according to the map or plat thereof as recorded in Plat Book 40, Page 32, Public Records of Sarasota County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular

the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered
in presence of

Paula Wellbeloved
Witness Signature

Paula Wellbeloved
(Printed Name)
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293

John E. Toms
JOHN EDWIN TOMS

Anthony G. Mowry
Witness Signature
Anthony G. Mowry

(Printed Name)
1872 S. Tamiami Trail, Suite D
Venice, Florida 34293

Joyce Elizabeth Toms
JOYCE ELIZABETH TOMS

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by JOHN EDWIN TOMS, who ☐ is personally known to me or ☒ has produced FL D.L. (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by JOYCE ELIZABETH TOMS, who ☐ is personally known to me or ☒ has produced FL D.L. (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on
June 9, 2026.

Jennifer Mowry
Notary Public

