

6/10/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505593

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. 0382110013

Doc Stamp-Deed: \$0.70

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

WARRANTY DEED

THIS INDENTURE is made on June 10, 2026, between **BRIAN W. BOYKIN** and **KATHY L. BOYKIN**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 802 Highland Circle, Nokomis, Sarasota County, Florida 34275, 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 **BRIAN W. BOYKIN and KATHY L. BOYKIN, Co-Trustees of the BRIAN AND KATHY BOYKIN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 802 Highland Circle, Nokomis, Florida 34275, and such trust having been established under that certain revocable trust agreement dated June 10, 2026, by BRIAN W. BOYKIN and KATHY L. BOYKIN 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 9, Ewing Estates, according to the plat thereof as recorded in Plat Book 33, page 27, of the 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.

This deed was prepared without the benefit of title insurance.

The property is the Homestead of the Grantor.

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

Charlene H Romano
Witness Signature

Brian W. Boykin
BRIAN W. BOYKIN

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

Kathy L. Boykin
KATHY L. BOYKIN

Anthony G. Mowry
Witness Signature
Anthony G. Mowry

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

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 BRIAN W. BOYKIN, 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 KATHY L. BOYKIN, 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 10, 2026.

Jennifer Mowry
Notary Public

