

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079576 3 PG(S)

6/11/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506153

CONSIDERATION: \$510,000.00

DOC TAX: \$3,570.00

RECORD: \$29.00

PARCEL ID NO.: 0132-09-0013

Prepared by and return to:

Doc Stamp-Deed: \$3,570.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Mallory Osteen, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 9th day of June 2026, by and between **DANIEL JOSEPH LAIRD, a single man, individually, and JAMES FRANCIS LAIRD, a single man, individually, and both as Trustees of THE DANIEL JOSEPH LAIRD IRREVOCABLE TRUST dated March 14, 2018,** hereinafter referred to as Grantor, whose post office address is 12326 Blue Hill Trail, Bradenton, FL 34211, and **PEYTON ASHLEY KREUSCHER, a single woman,** hereinafter referred to as Grantee, whose post office address is 8876 Huntington Pointe Drive, Sarasota, FL 34238.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 132, HUNTINGTON POINTE, UNIT 2, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 29, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

**THIS DEED HEREBY TERMINATES THE LIFE ESTATE RETAINED IN WARRANTY DEED
RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2018049054, OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

[Signature]
Witness Name: LINDSEY RIVAS

Witness Address: 50 Central Ave
SARASOTA FL 34236

Marcia Boiko

Witness Name: Marcia Boiko

50 Central Avenue

Witness Address: 8th Floor

Sarasota, FL 34236

THE DANIEL JOSEPH LAIRD
IRREVOCABLE TRUST dated March 14,
2018

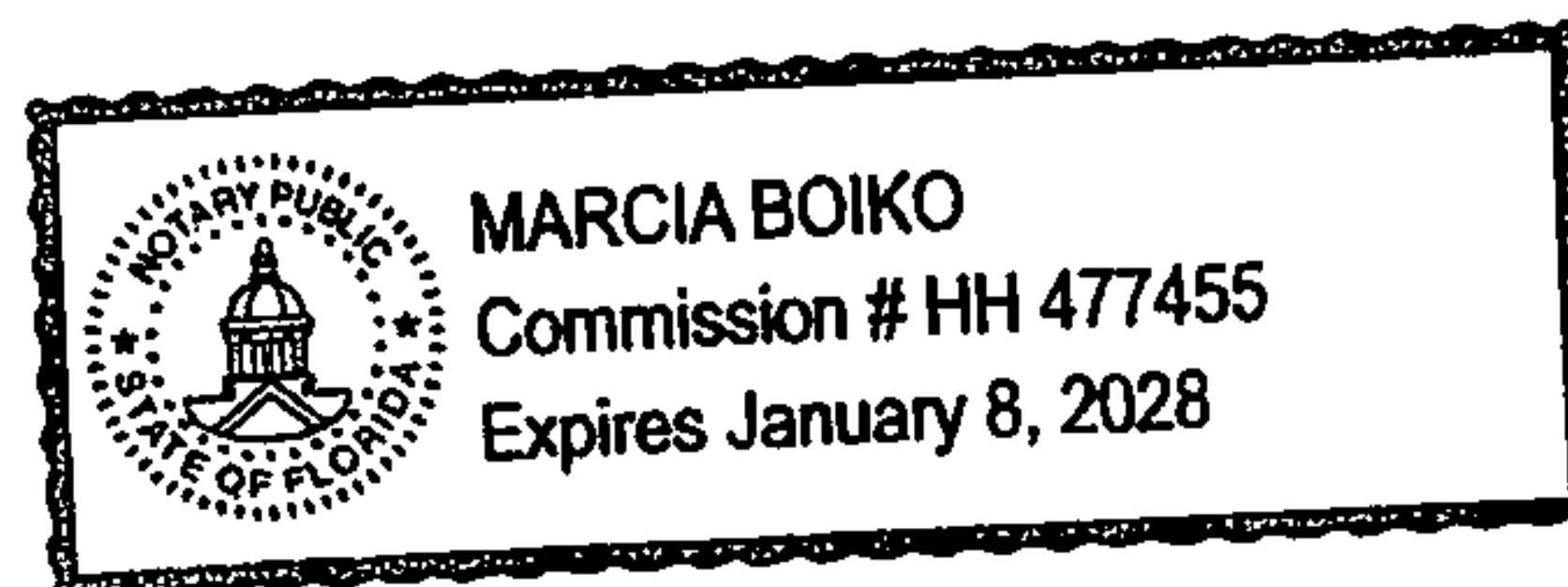
By: [Signature]

DANIEL JOSEPH LAIRD, individually
and as Trustee

STATE OF Florida
COUNTY OF Sarasota.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of June 2026 by DANIEL JOSEPH LAIRD, individually, and as Trustee of THE DANIEL JOSEPH LAIRD IRREVOCABLE TRUST dated March 14, 2018, who is personally known to me or who has produced FLA DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Marcia Boiko

Signature of Notary Public

Marcia Boiko

Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on 1/8/28.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Shelly Shaffer Gray
Witness Name: Shelly Shaffer Gray

Witness Address: 8917 Shaffer Dr.
Powell OH 43065

Christopher A Gray
Witness Name: Christopher A Gray

Witness Address: 8917 Shaffer Dr.
Powell, OH 43065

THE DANIEL JOSEPH LAIRD
IRREVOCABLE TRUST dated March 14,
2018

By: James Francis Laird
JAMES FRANCIS LAIRD, individually,
and as Trustee

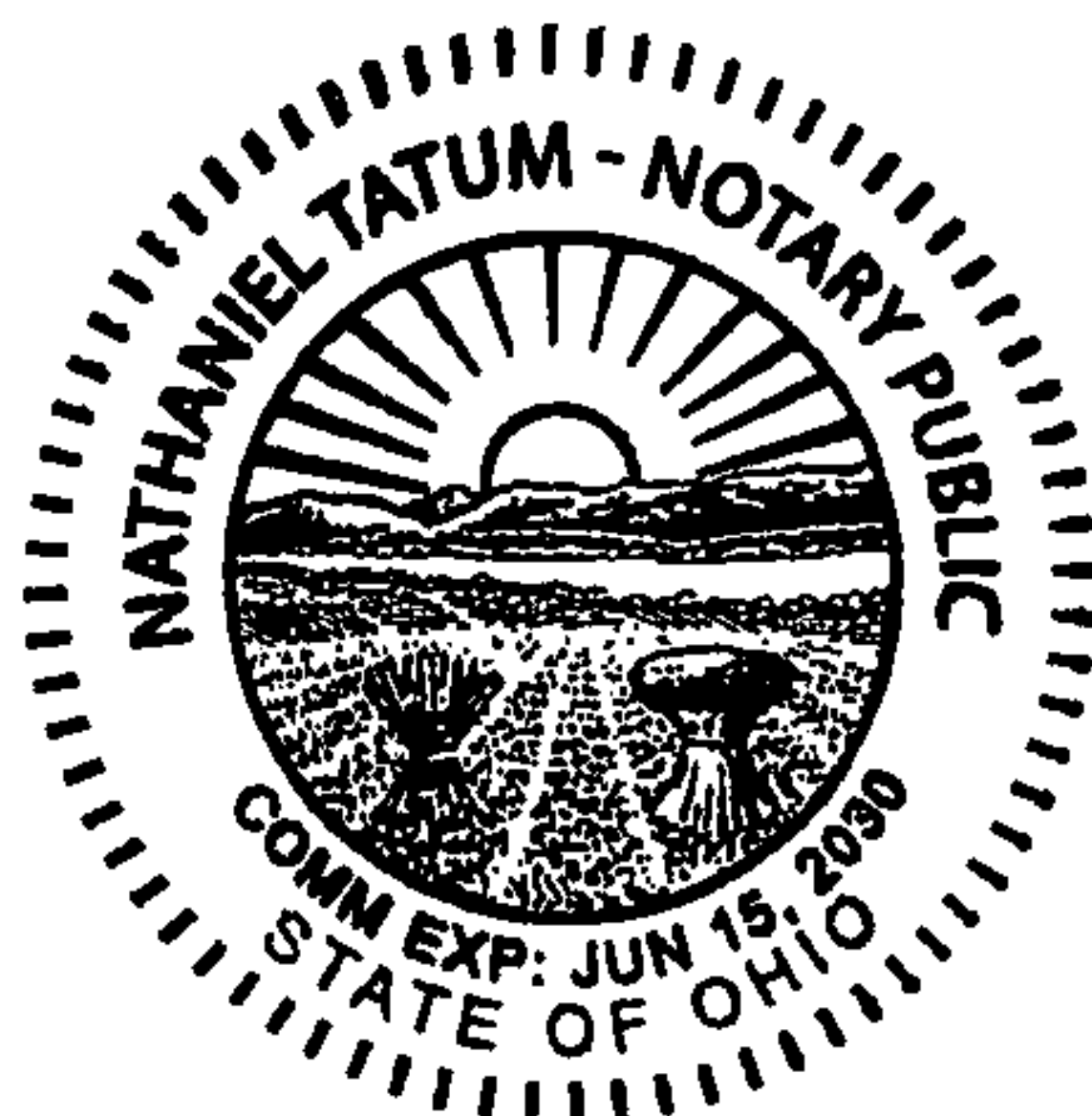
STATE OF Ohio
COUNTY OF Delaware

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June 2026 by JAMES FRANCIS LAIRD, individually, and as Trustee of THE DANIEL JOSEPH LAIRD IRREVOCABLE TRUST dated March 14, 2018, who is personally known to me or who has produced Driver License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Nathaniel Tatum
Signature of Notary Public

Nathaniel Tatum
Print Name of Notary Public



I am a Notary Public of the State of Ohio, and my commission expires on 6/15/2030