

6/11/2026 4:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506501

This instrument prepared by
and after recording return to:

Clare M. Sater, Esq.
Legacy Protection Lawyers, LLP
100 - 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701

Doc Stamp-Deed: \$0.70

0089-15-0010

Property Appraiser's Parcel
Identification Number(s)

Consideration: \$10

WARRANTY DEED

The Grantors, **William J. Costa and Marie Wareh Costa**, a married couple, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grant and convey to the Grantee, **William Costa and Marie Wareh Costa, as Co-Trustees of the Costa Family Trust dated June 10, 2026**, whose mailing address is 5254 Benjamin Lane, Sarasota, Florida 34233, the real property in Sarasota County, Florida, described as follows:

Lot 20, Ashton Glen, according to the plat thereof, as recorded in Plat Book 42, Page 47, of the Public Records of Sarasota County, Florida.

Property commonly known as 5254 Benjamin Lane, Sarasota, Florida 34233.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, encumbrances, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

The Grantors reserve the right for either Grantor to reside at the real property described above as his or her permanent residence during their lifetimes. It is the intent of the Grantors to reserve the requisite beneficial interest and possessory right in and to such real property and to create "equitable title to real estate."

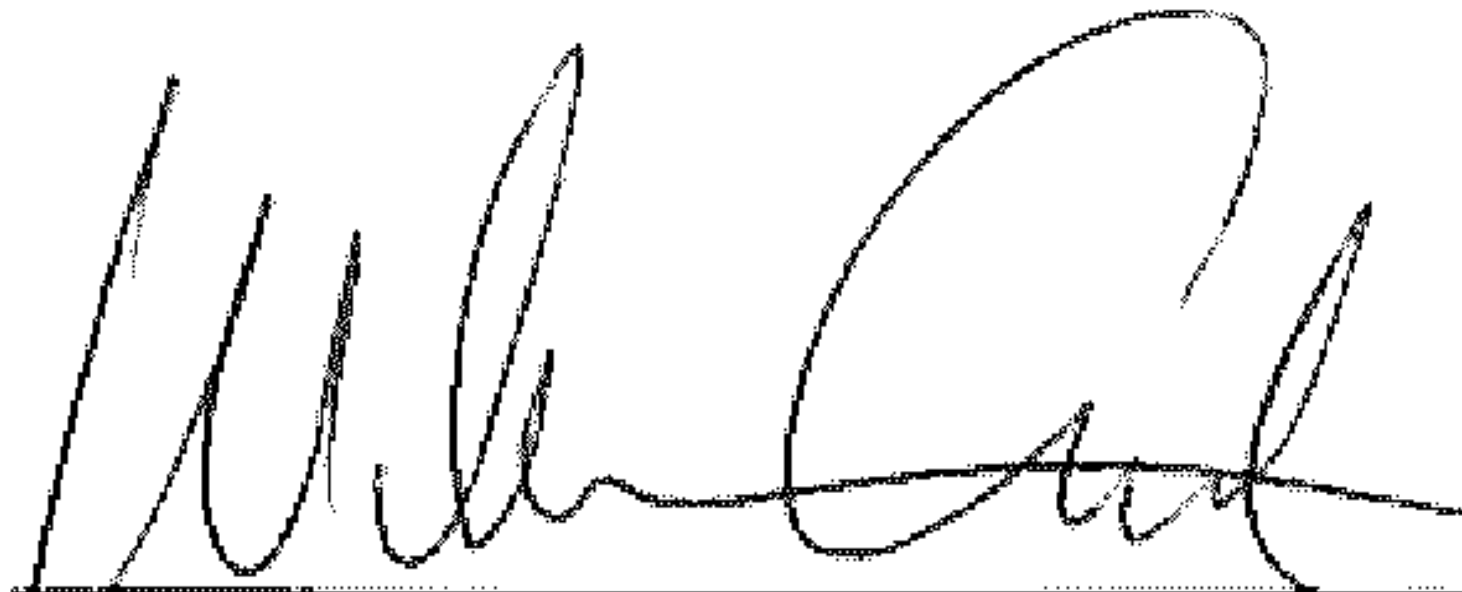
By executing this deed, the Grantors intend to waive homestead rights that would otherwise prevent either spouse from devising the homestead property described in this deed to someone other than his or her spouse.

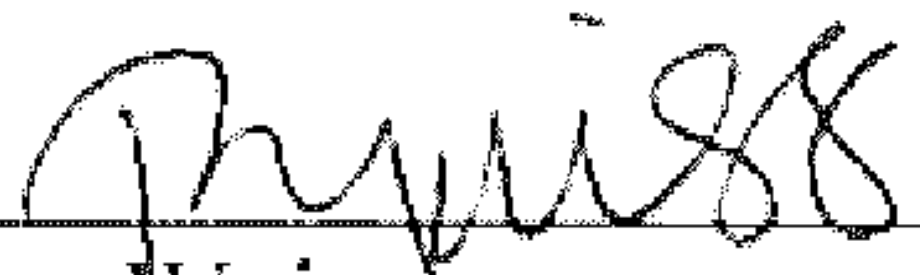
THIS PROPERTY IS AND SHALL CONTINUE TO BE THE HOMESTEAD OF THE GRANTORS.

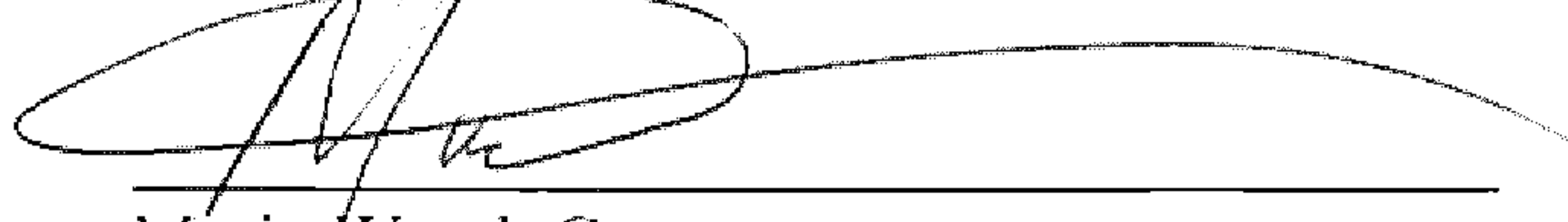
Signed on June 10, 2026.

Signed in the presence of:


Clare M. Sater
100 – 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701


William J. Costa
5254 Benjamin Lane
Sarasota, Florida 34233


Rya Weiss
100 – 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701


Marie Wareh Costa
5254 Benjamin Lane
Sarasota, Florida 34233

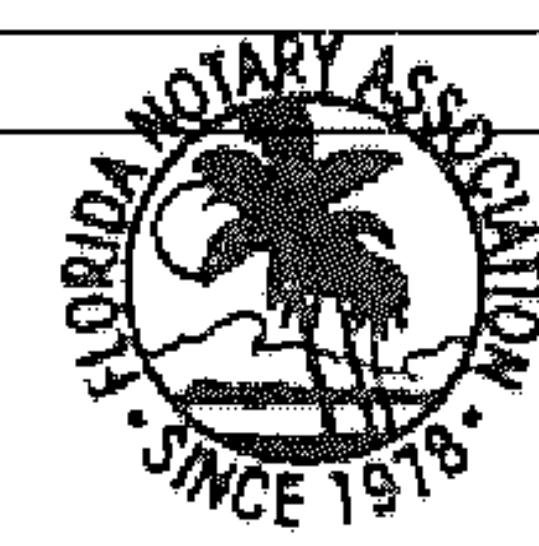
Two witnesses as to
William J. Costa and Marie Wareh Costa

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on June 10, 2026, by William J. Costa and Marie Wareh Costa.

Physical Presence ✓
Remote Notarization
Personally Known
Produced Identification
Type of Identification FIDL


Notary Public--State of Florida
Print Notary Name:
My Commission Number is:
My Commission Expires:

 **RASA GRANT**
Notary Public
State of Florida
Comm# HH782715
Expires 5/2/2030

This instrument has been prepared solely from the information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.