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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506817

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,645.00

File Number: 2026-88

Consideration:\$235,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 12 day of June, 2026 between Robert L. Grever, a single man, Individually and as Trustee of the Robert L. Grever Revocable Trust U/A dated March 28, 2018 whose post office address is 4000 Aston Gardens Dr., Apt. 107, Venice FL 3292 , grantor, and Nancy J. Janssen, a single woman, Individually and as Trustee of the Nancy J. Janssen Revocable Trust U/A dated March 28, 2018 whose post office address is 20587 Pezzana Drive, Venice, FL 34292, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:

Lot 7, Block 9, VENETIAN FALLS PHASE 2, according to the plat thereof as recorded in Plat book 45 Pages 11 through 11V, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0420-01-0002

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor Hereby Represents that they are the duly appointed and qualified Trustee under the Robert L. Grever Revocable Trust U/A dated March 28, 2018 (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interest 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.

And the 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 said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

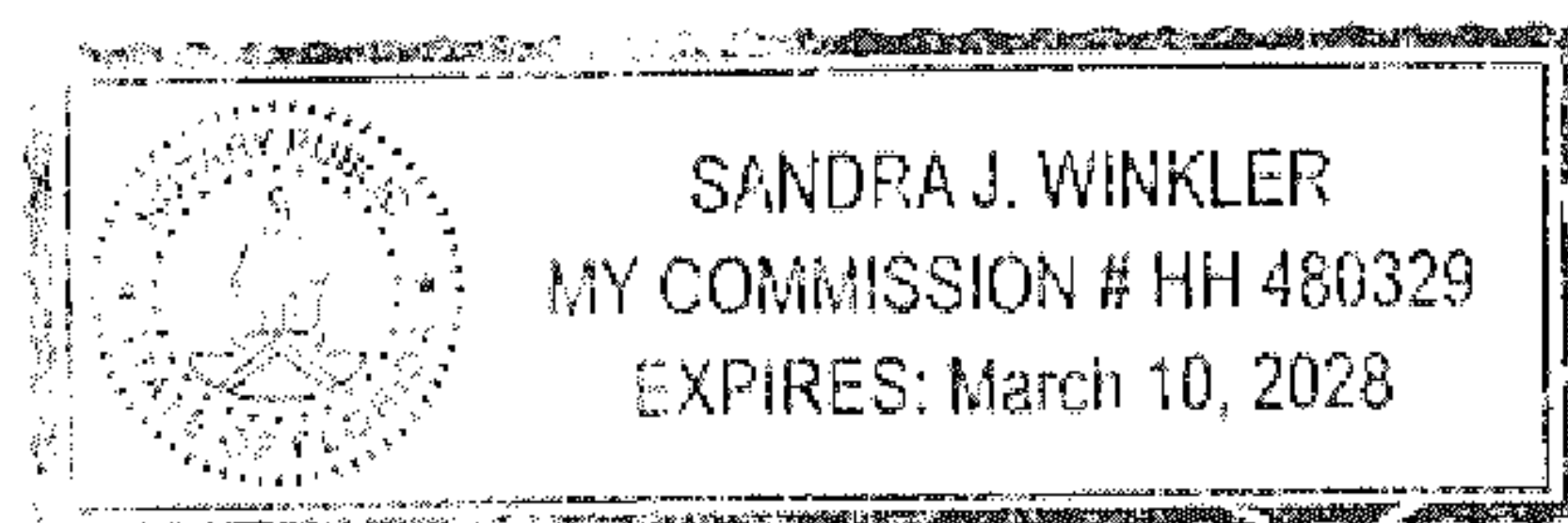
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 3 day of June, 2026.

<i>Signed, sealed and delivered in our presence:</i> <u><i>Samantha Higgins</i></u> Witness Printed Name: <u>SAMANTHA HIGGINS</u> Address: _____ _____ 229 Pensacola Rd. Venice, FL 34285 <u><i>Sandra J. Winkler</i></u> Witness Printed Name: <u>SANDRA WINKLER</u> Address: _____ _____ 229 Pensacola Rd. Venice, FL 34285	<u><i>Robert L. Grever</i></u> Robert L. Grever, Trustee of the Robert L. Grever Revocable Trust U/A dated March 28, 2018
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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of June, 2026 by Robert L. Grever, Individually and as Trustee of the Robert L. Grever Revocable Trust U/A dated March 28, 2018 who ☐ is personally known or ☒ has produced *RDL* as identification.

[Seal]



Sandra J. Winkler
Notary Public
Print Name: _____
My Commission Expires: _____