

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Alysia Ward, Esq.
525 1st Ave N
St. Petersburg, FL 33701

6/18/2026 3:02 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509691

Property Appraiser's Parcel ID No.: 0426040017

Doc Stamp-Deed: \$0.70

Prepared without the benefit of title examination.
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 17 day of June, 2026, by and between **CORNELIUS J. BEVIS, A MARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE CORNELIUS J. BEVIS REVOCABLE LIVING TRUST, DATED FEBRUARY 18, 2014, JOINED BY HIS SPOUSE, DEBORAH A. BEVIS**, whose address is 944 Chickadee Dr, Venice, FL, 34285 (hereinafter "GRANTOR"), and **DEBORAH MCSURLEY BEVIS AND CORNELIUS JOHN BEVIS, AS TRUSTEES OF THE BEVIS FAMILY REVOCABLE TRUST DATED MAY 26, 2026**, whose address is 944 Chickadee Dr, Venice, FL, 34285 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Lot 37, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 5, according to the map or plat thereof, as recorded in Plat Book 40, Page 41, of the Public Records of Sarasota County, Florida.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Georgette Thomas-Wagar
Printed Name Georgette Thomas-Wagar
P.O. Address 3 Wildlife Dr
Uxbridge Ma 01569

(2) Margaret H. Kellogg
Printed Name Margaret H. Kellogg
P.O. Address 15 Stallbrook Rd.
Milford MA 01757

GRANTOR:

**CORNELIUS J. BEVIS, INDIVIDUALLY AND
AS TRUSTEE OF THE CORNELIUS J. BEVIS
REVOCABLE LIVING TRUST, DATED
FEBRUARY 18, 2014,**

By: [Signature]
**Cornelius J. Bevis, Individually and as Trustee
aforesaid**

[Signature]
Deborah A. Bevis

STATE OF Massachusetts
COUNTY OF Worcester

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 17 day of June, 2026, by Cornelius J. Bevis, individually and as Trustee of the Cornelius J. Bevis Revocable Living Trust, Dated February 18, 2014, and his spouse, Deborah A. Bevis, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public
Amanda F. Madeiro
Print, Type/Stamp Name of Notary

