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INSTRUMENT # 2026083889 1 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509798

Recording: 10.00
Indexing: 1.00
Doc Stamps: .70

Prepared WITHOUT BENEFIT OF TITLE EXAM

By And Return To:

Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota FL 34233

Doc Stamp-Deed: \$0.70

Parcel ID #0268130002

WARRANTY DEED

and Donita L. Galbraith,

THIS WARRANTY DEED, made by GLENN GALBRAITH a/k/a GLENN A. GALBRAITH and DONITA GALBRAITH a/k/a DONITA L. GALBRAITH, husband and wife/whose post office address is 6193 Aventura Drive, Sarasota, FL 34241 herein called Grantor, to GLENN A. GALBRAITH/as Trustee under the provisions of the GALBRAITH Family Revocable Trust dated June 18, 2026, whose post office address is 6193 Aventura Drive, Sarasota, FL 34241, or any successor trustee, herein called Grantee:

WITNESSETH: That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota, Florida:

Lot 54 of Eastlake, according to the map or plat thereof as recorded in Plat Book 36, Pages 48 through 48D, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

RESERVING UNTO EACH OF THE GRANTORS A LIFE ESTATE

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes §689.073.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on June 18, 2026

Signed, sealed and delivered
in the presence of:

Glenn A. Galbraith
GLENN GALBRAITH a/k/a GLENN A. GALBRAITH
Maria N. Cybyk
Maria N. Cybyk
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

Donita L. Galbraith
DONITA GALBRAITH a/k/a DONITA L. GALBRAITH
Laurie B. Sams
Laurie B. Sams
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of June, 2026 by GLENN A. GALBRAITH, who is personally known ☒ OR ☐ who produced _____ as identification.

My Commission Expires:

Mary E. Van Winkle
Notary Public, State of Florida



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026