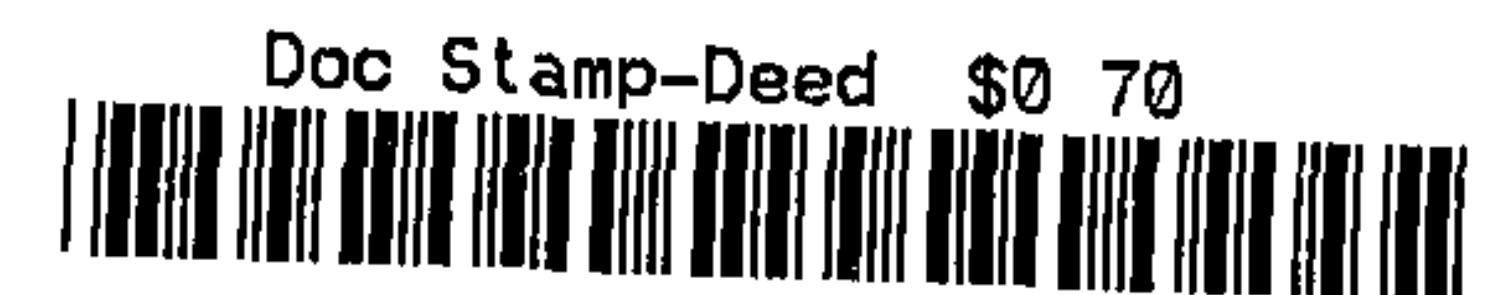


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084622 2 PG(S)
June 22, 2026 12 22 49 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and when recorded return to:

BART SCOVILL, Esq.
BART SCOVILL PLC
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201

**Property Appraiser's Parcel Identification
No. 0019070004**



(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 16th day of June, 2026, between **DALE JOHNSON**, an unmarried widower (hereinafter referred to as "Grantor"), who resides at 5218 San Jose Drive, Sarasota, Florida 34235, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **DALE B. JOHNSON, Trustee of the DALE B. JOHNSON REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 5218 San Jose Drive, Sarasota, Florida 34235, and such trust having been established under that certain revocable trust agreement dated June 16, 2026, by DALE B. JOHNSON, as settlor and as trustee. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 508, DESOTO LAKES SUBDIVISION, Unit 8, as per plat thereof in Plat Book 9, Page 13, Public Records of Sarasota County, Florida.

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

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters

which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written

**Signed, Sealed and Delivered
in presence of**



BART SCOVILL
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201



DALE JOHNSON



BETTINA SCOVILL
8031 Cooper Creek Blvd, Suite 101
University Park, Florida 34201

STATE OF FLORIDA

§
§
§

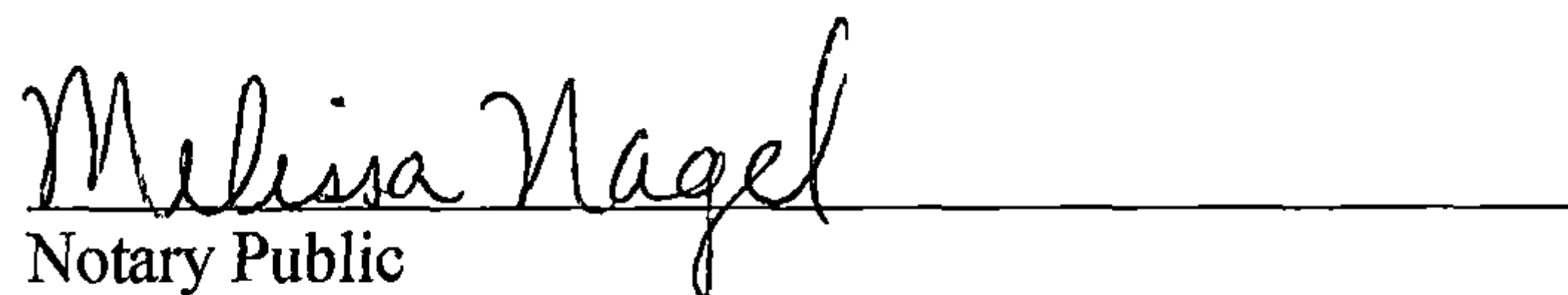
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by DALE JOHNSON, who ☐ is personally known to me or ☒ has produced FL DL (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 16th day of June, 2026.



MELISSA NAGEL
Commission # HH 517377
Expires June 8, 2028


Notary Public