

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084932 2 PG(S)**

6/22/2026 3:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510767

Doc Stamp-Deed: \$3,773.00

Prepared by and return to:

Missy M. Clausen
Esquire Land Title Inc
252 West Marion Avenue
Ste. 1130
Punta Gorda, FL 33950
(941) 799-4800
File No PG-26-91

Parcel Identification No 0388-03-0024

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of June, 2026, between **Lucille Bella Bianco Murphy A/K/A Lucille B. Murphy**, a married woman, Individually and as Successor Trustee of the Revocable Living Trust of Bella Bianco dated December 17, 1993, whose post office address is 1239 Schooner Lane, Venice, FL 34285, of the County of Sarasota, Florida, Grantor, to **Gerald Keith Sullins and Michelle Carter Sullins**, Trustees of The Gerald Keith Sullins and Michelle Carter Sullins Revocable Trust dated April 28, 2026, whose post office address is 1770 Kilruss Drive, Venice, FL 34292, of the County of Sarasota, Florida, Grantee, with full power and authority granted by this deed to the Trustee(s), or their successors, to deal in and with the property or interest therein or any part thereof, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of this property or any part of it, in accordance with Section 689.071 of the Florida Statutes.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 175, Waterford, Tract K, according to the Plat thereof, recorded in Plat Book 33, Page(s) 15, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1239 Schooner Lane, Venice, FL 34285.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

The Revocable Living Trust of Bella Bianco dated December 17, 1993

By: Lucille Bella Bianco Murphy
Lucille Bella Bianco Murphy, Individually and as Successor Trustee

Donovan Pritchard

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS

PRINT NAME: Donovan Pritchard

WITNESS 1 ADDRESS

Jake Ryan Richardson

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESS

PRINT NAME: Jake Ryan Richardson

WITNESS 2 ADDRESS

STATE OF FLORIDA JR
COUNTY OF ~~CHARLOTTE~~ Pasco

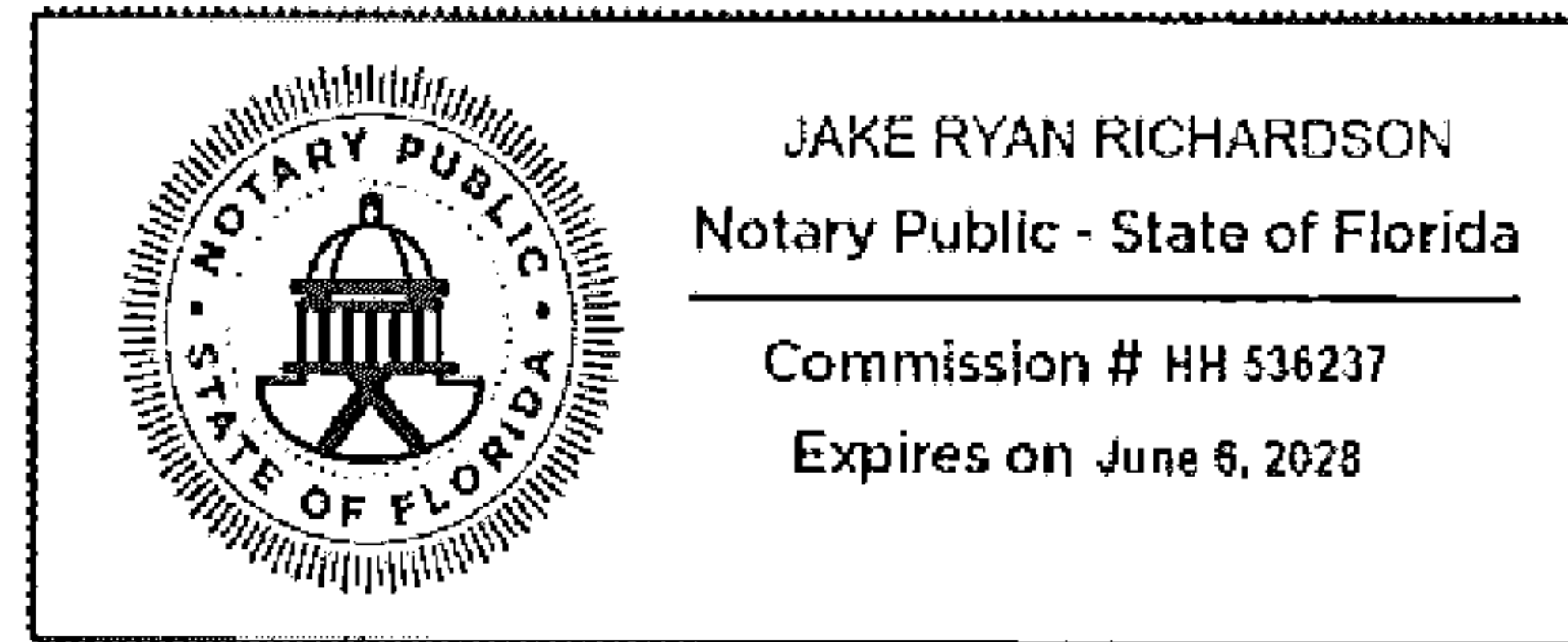
The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 18th day of June, 2026, by Lucille Bella Bianco Murphy, Successor Trustee of The Revocable Living Trust of Bella Bianco dated December 17, 1993, () who is/are personally known to me or (☒) who has/have produced FL DL as identification.

Jake Ryan Richardson

Signature of Notary Public

Jake Ryan Richardson

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.