

Recording \$ 27⁰⁰
Doc Stamps \$.70
Total \$ _____

THIS INSTRUMENT PREPARED
BY / PLEASE RETURN TO:
T. THOMAS SHIRLEY
DUNKIN & SHIRLEY, P.A.
ATTORNEY AT LAW
170 WEST DEARBORN STREET
ENGLEWOOD, FL 34223

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084937 3 PG(S)

6/22/2026 3:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510772

Doc Stamp-Deed: \$0.70

Reserved For Use By Clerk of Court

This deed is a transfer to the Grantor's Trust and does not change the beneficial ownership interest of the property; therefore, pursuant to Section 12b-4.103(28)(A) of the Florida Administrative Code, minimum documentary stamps are due hereon.

WARRANTY DEED

THIS WARRANTY DEED, made this 22nd day of June, 2026, by and between Harry L. Johnson, Jr., a single man, whose post office address is 20 Golf View Drive, Englewood, Florida 34223, herein referred to as GRANTOR, and Harry Lee Johnson, Jr., as Trustee under the Harry Lee Johnson, Jr. Revocable Trust Dated June 22nd, 2026, whose post office address is 20 Golf View Drive, Englewood, Florida 34223, as GRANTEE.

(Whenever used herein the term "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; Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 12, ENGLEWOOD GOLF COURSE, UNIT 1, according to the plat thereof, as recorded in Plat Book 22, Page 26, of the Public Records of Sarasota County, Florida.

Parcel Identification No. 0486010026

This instrument was prepared from
information provided by the parties
not by examination of title.

Subject to restrictions, reservations, limitations, and easements of record and taxes for the current and subsequent years.

GRANTOR RESERVES THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF
THE ABOVE GRANTED PREMISES FOR AND DURING THE NATURAL LIFETIME
OF THE GRANTOR.

The Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, and Trustee shall be construed as singular or plural as the context requires.

The Trustee shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

If Harry Lee Johnson, Jr., cannot continue to serve as trustee, the Successor Trustee shall be T. Thomas Shirley.

The Successor Trustee is hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustee shall extend to any and all rights the Grantor possess in the above-described real property; any deed mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

Any person dealing with the Trustee shall deal with the Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by that person or placed of record in the aforementioned county:

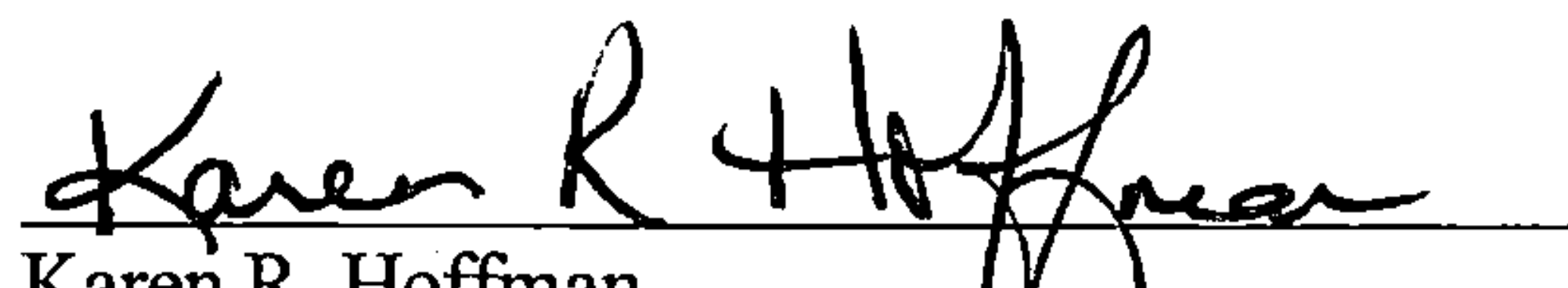
1. The written resignation of the prior Trustee, sworn to and acknowledged before a notary public.
2. A certified death certificate of the prior Trustee.
3. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing that Trustee for any reason.
4. The written certificates of two physicians currently practicing medicine stating that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee.
5. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee sworn to and acknowledged before a notary public by Harry Lee Johnson, Jr. This right is reserved to only Harry Lee Johnson, Jr.

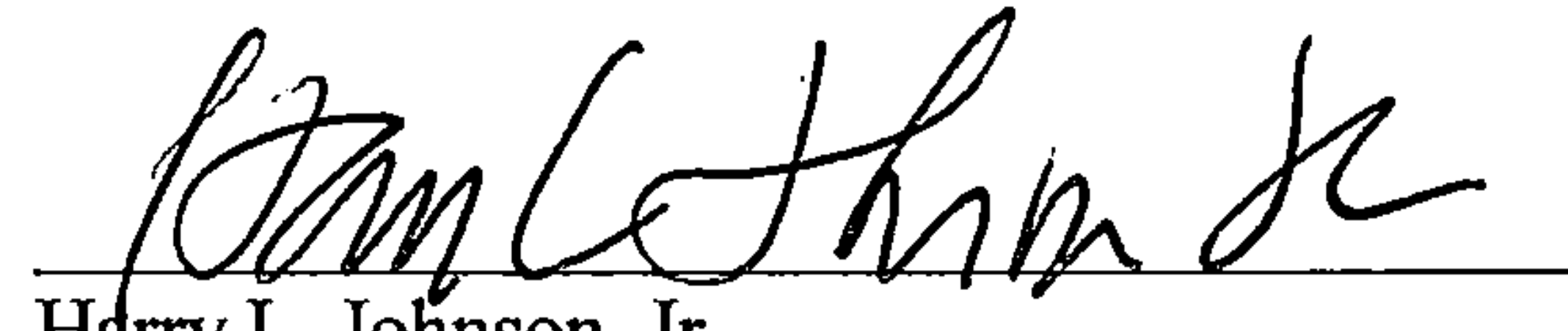
NOTE TO PROPERTY APPRAISER:

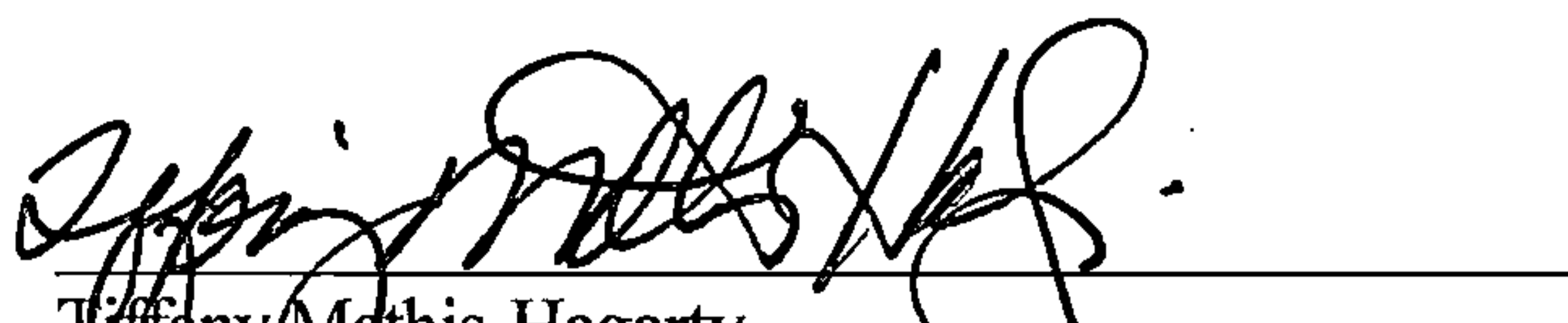
The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the date first above written.

Signed, sealed & delivered
in the presence of:


Karen R. Hoffman
170 W. Dearborn St., Englewood, FL 34223

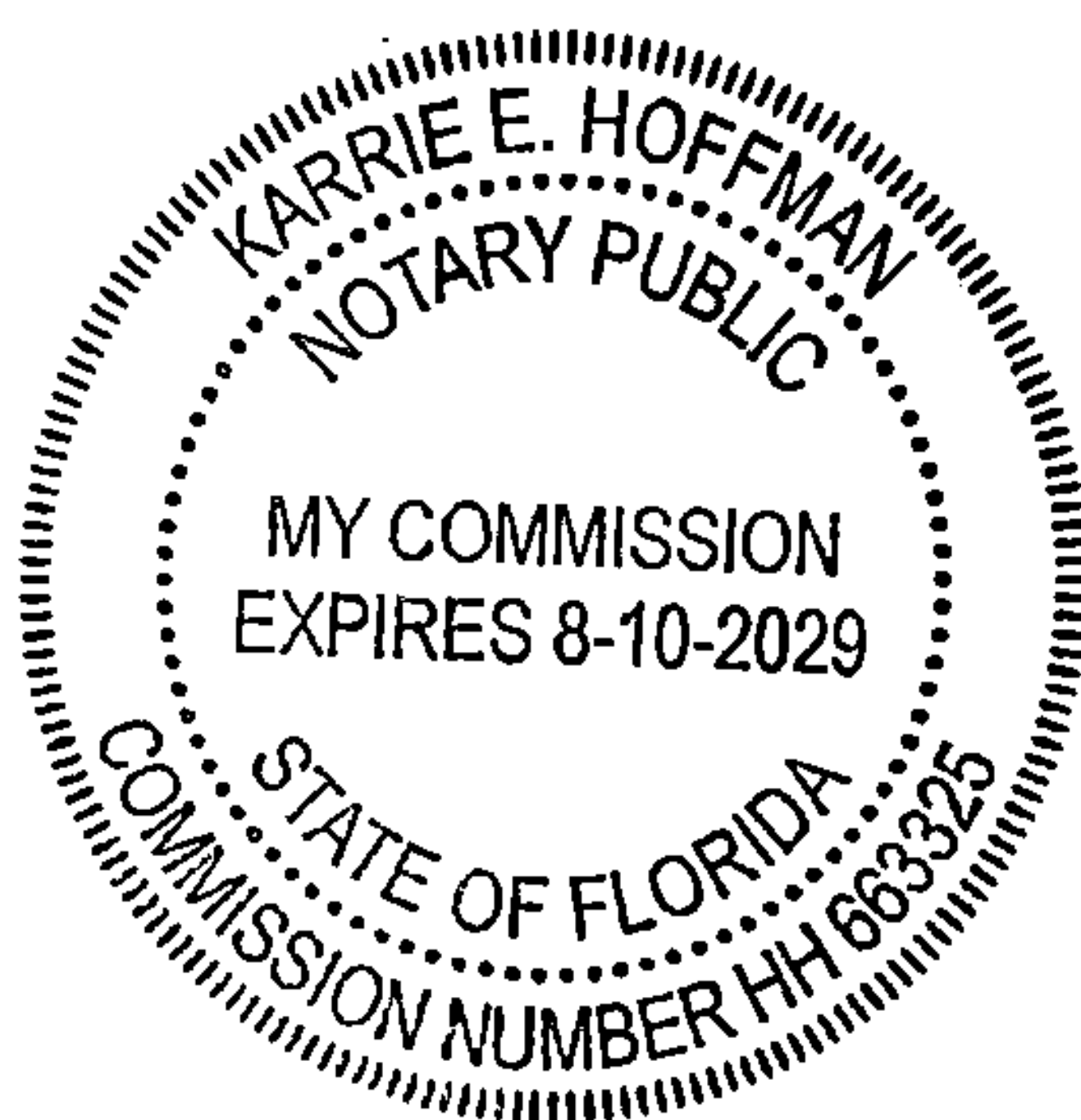

Harry L. Johnson, Jr.

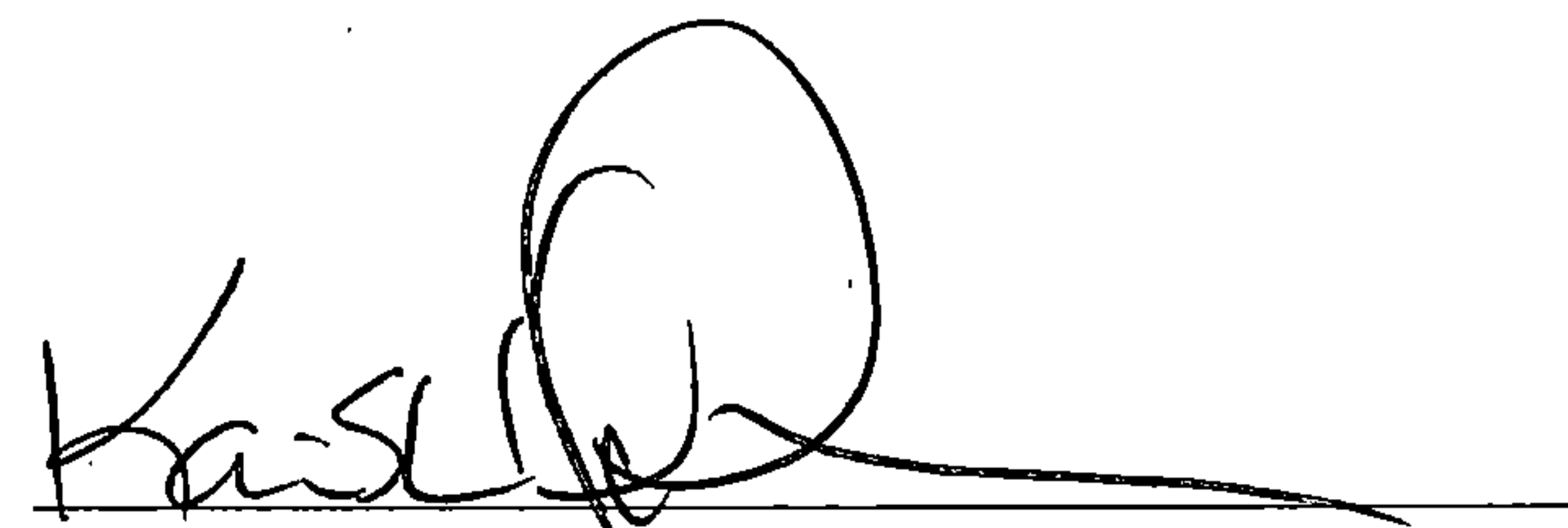

Tiffany Mathis-Hagarty
170 W. Dearborn St., Englewood, FL 34223

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026 by Harry L. Johnson, Jr., who ☐ is personally known to me or who ☒ has produced Florida driver's licenses as identification.

My Commission Expires: 08/10/29




Karrie E. Hoffman
Notary Public