

6/23/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511554

Prepared by and Return to:
Kathleen Herbach
Schofield & Spencer, P.A.
1429 60th Ave. West., Suite 300
Bradenton, Florida 34207
File #18188.20

Doc Stamp-Deed: \$0.70

Parcel ID Number: 1001276406

WARRANTY DEED TO TRUSTEE

This Indenture, made and executed on this the 23rd day of June, 2026, by **Lina Molina, a single person** (hereinafter called the grantor*), whose post office address is: 420 Cezanne Drive, Osprey, FL 34229, to **Lina M. Molina, as trustee of the Lina M. Molina Trust, dated June 23, 2026**, (hereinafter called the grantee*), whose post office address is: 420 Cezanne Drive, Osprey, FL 34229.

Witnesseth: That the grantor, for and in consideration of the sum of \$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 and being in **Sarasota County, Florida**, to wit:

Lot 6, Block 2764, FIFTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof recorded at Plat Book 22, Pages 40 through 40-E, inclusive, in the Public Records of Sarasota County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Subject to easements, dedications and restrictions of record and taxes for the current year and all succeeding years.

Grantor covenants that at the time of this conveyance, the Grantor has no spouse or minor children.

Grantor warrants that at the time of this conveyance, the subject property is not the homestead property of Grantor within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of her homestead property

Grantor covenants that this deed is a conveyance of property with no change in beneficial ownership interest and is exempt from Documentary Stamp taxes (except minimum tax) pursuant to §12B-4.013 (28) (a), FAC.

Examination of title to the subject property was recommended to grantee but was declined by grantee and was not undertaken in connection with the preparation of this instrument.

Grantee, by acceptance of this conveyance agrees to hold Schofield & Spencer, P.A. harmless of any documentary stamp tax costs incurred as a result of this transaction.

All parties hereto, confirm this deed was prepared in reliance on the prior deed recorded in Official Instrument # 2024012767, of the Public Records of Sarasota County, FL, and agree to hold Schofield & Spencer, P. A. harmless of any errors contained therein.

All of the parties hereto confirm that they have not been given any tax advice by Schofield & Spencer, P.A., or any of its employees, and have been advised to seek the advice of their accountant as to the tax consequences of this transfer.

TO HAVE AND TO HOLD said real estate with the following uses and purposes, to wit:

1. The trustee is vested with full rights of ownership over the above described real estate and is specifically granted and given the power and authority:

A. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

B. To sell and to convey said real estate, including homestead or exempt property, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

C. To execute and renew leases for a term extending beyond the term of the Trust Agreement, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

D. To borrow money, and to mortgage, pledge or encumber any or all of said real estate to secure payment thereof;

E. To manage, control, and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition to manage and operate any business that may now or hereafter be operated and maintained on said real estate; and

F. To make gifts of all or part of said real estate.

2. Rights of ownership over paragraph 1 above shall vest in any successor Trustee, only upon the recording of either a death certificate of the current Trustee, or a resignation of the current Trustee, or by designation of such successor Trustee in the public records of the court having jurisdiction over the Trust.

3. The grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes §689.071, now Florida Statutes 689.73, effective June 28, 2013.

4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this Instrument.

"Grantor" and "Grantee" are used for singular or plural as context requires.

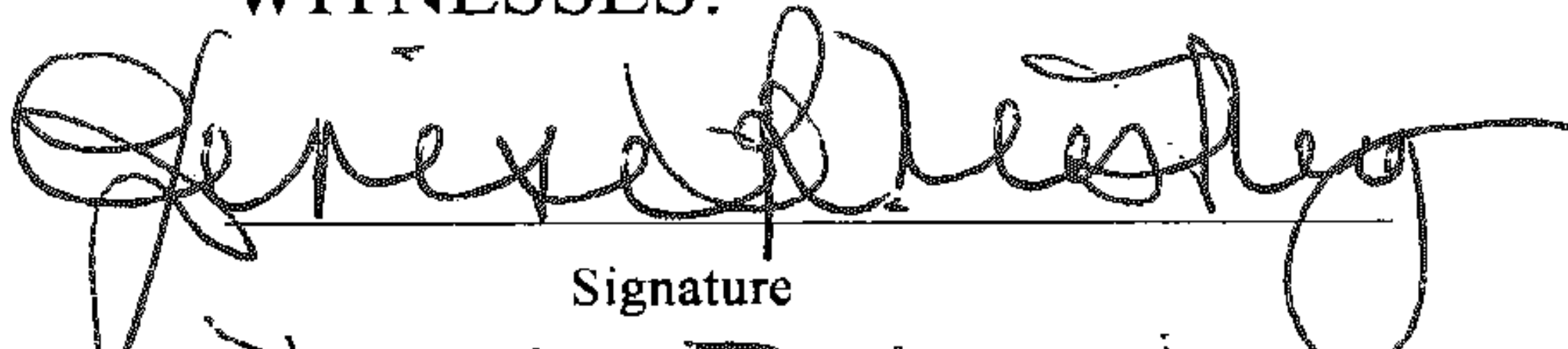
In Witness Whereof, the said grantor has hereunto set grantor's hand and seal the day and year first above written.



Grantor: Lina Molina

Signed, sealed and delivered
in the presence of:

WITNESSES:


Signature

Print Name

1429 60th St. W., Suite 300
Bradenton, FL 34207


Signature


Print name

1429 60th Ave. W., Suite 300
Bradenton, FL 34207

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by Lina Molina, a single person, who is personally known to me or who has produced FL DL as identification all on June 23, 2026.


Notary Public



ASHLEY PRIETO
Commission # HH 421069
Expires August 22, 2027