

6/24/2026 12:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511783

Prepared by and return to:

LEDBETTER COWAN LAW GROUP
KEANU L. SCHNEPP, ESQ.
229 PENSACOLA ROAD
VENICE, FL 34285
TEL: (941) 256 – 3965

Doc Stamp-Deed: \$0.70

Consideration: \$0.00

Document Stamp Tax: \$0.70

[Space Above This Line Reserved For Recording Data]

Warranty Deed

This Indenture made by and between JAMES THOMAS MABE (also known as JAMES T. MABE), a married man (hereinafter known as "Grantor"), whose post office address is 4570 Fernway Drive, North Port, FL 34288, and JAMES T. MABE, Trustee (hereinafter known as "Grantee") of the JAMES T. MABE TRUST dated June 23, 2026 (the "Trust"), whose post office address is 4570 Fernway Drive, North Port, FL 34288:

(Whenever used herein the terms "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, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 conveyed to the said Grantee the following described property (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

LOT 3, BLOCK 2523, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 8 AND 8A THROUGH 8GG, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

Parcel Identification Number: 1007252303

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to any and all tax exemptions, as applicable, the Grantor may be entitled to personally, including the homestead property tax exemption pursuant to the provisions of Florida Statute 196.041(2).

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Subject to all reservations, covenants, conditions, restrictions, mortgages, easements of record, to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any, and taxes accruing subsequent to December 31, 2025.

Together with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto or in anywise appertaining.

To Have and to Hold the Subject Property with the following powers and for 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 said real estate, for cash or on 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 leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;
 - d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;
 - e. To manage, control, operate, and dispose of 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.
2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.
 3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.
 4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts, and requirements of this instrument.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 23 day of June, 2026.

Signed, sealed, and delivered in our presence:

Witness #1 Signature &
Printed Name: Keanu L. Schnepf
Address: 229 Pensacola Road, Venice, FL 34285

Signature of Grantor
JAMES THOMAS MABE, Grantor

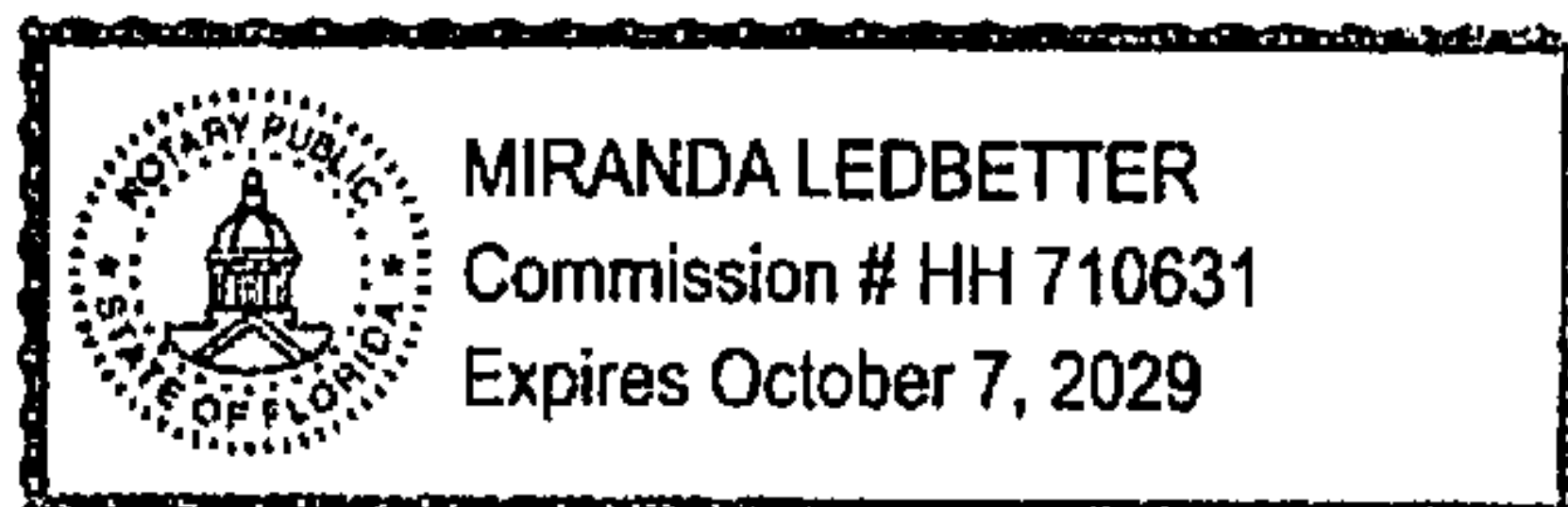
Witness #2 Signature &
Printed Name: NATALIE CROSTON
Address: 229 Pensacola Road, Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing was acknowledged before me on this the 23 day of June, 2026, by JAMES THOMAS MABE, by means of ☒ physical presence or ☐ online notarization, who ☐ is personally known to me or ☒ produced the following identification: FL DRIVER'S LIC.

[Notary Seal, if any]



Signature of Notarial Officer
Printed Name: MIRANDA LEDBETTER
Notary Public