

6/24/2026 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511939

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$4,375.00

File No.: MAN-2026-1008
Parcel ID Number: 0998002705

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WARRANTY DEED

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

This indenture made the 24th day of June 2026 between Craig Allen McCann, individually and as Successor Trustee of The Evelyn Remmo Trust U/A/D April 22, 2014, as amended August 3, 2016, as amended September 25, 2018, as amended September 21, 2021, as amended November 9, 2023, whose post office address is 380 Salt Creek Drive, North Port, FL 34287, Grantor, to Debra Humphreys and William Harold Humphreys, Trustees of the William & Debra Humphreys Trust dated April 21, 1995, whose post office address is 2180 San Fernando Road, Atascadero, CA 93422, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of Six Hundred Twenty Five Thousand DOLLARS (U.S.\$625,000.00) 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 5, in Block 27, of 13th Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 13, at Page 12, 12A through 12F, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME Eddisse Turner

WITNESS 1 ADDRESS:
4361 Aidan Lane
NORTH PORT, FL 34287

WITNESS 2 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 2 ADDRESS:
4361 Aidan Lane
NORTH PORT, FL 34287

The Evelyn Remmo Trust U/A/D April 22,
2014, as amended dated April 22, 2014

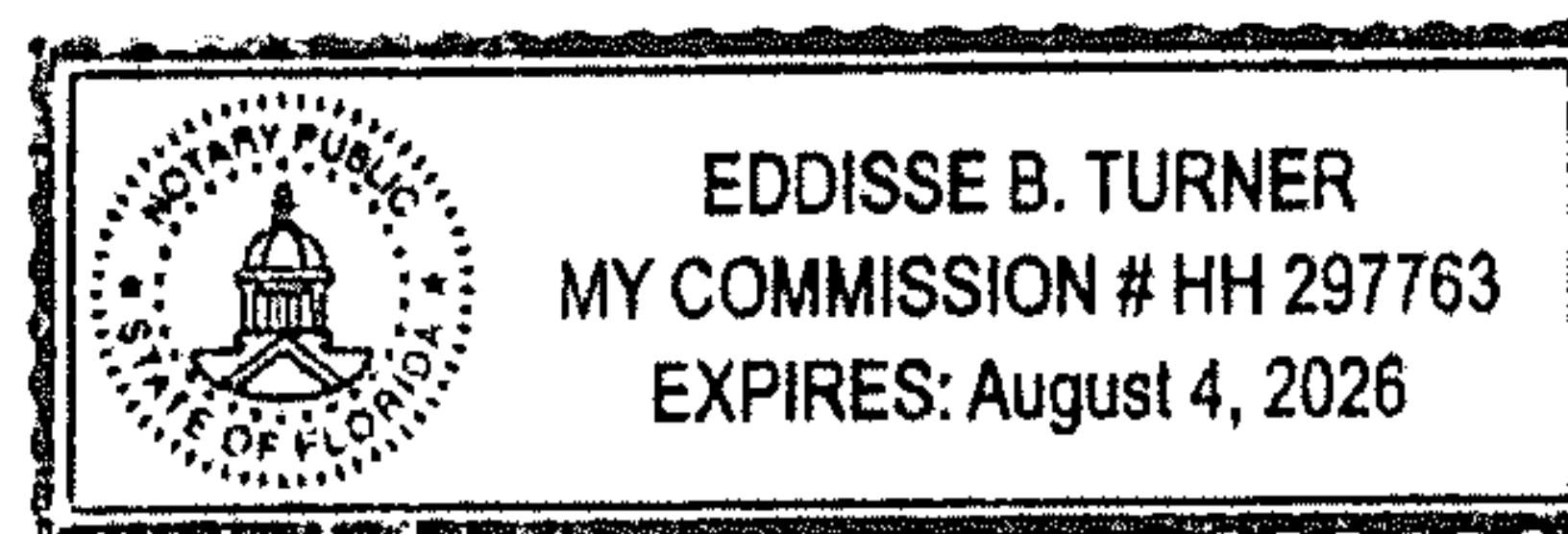
By: Craig Allen McCann Individually
as Successor Trustee and as
Successor
Trustee

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of May, 2026, by Craig Allen McCann, Individually and as Successor Trustee of The Evelyn Remmo Trust U/A/D April 22, 2014, as amended August 3, 2016, as amended September 25, 2018, as amended September 21, 2021, as amended November 9, 2023, ☐ who is/are personally known to me or ☒ who has/have produced A Drivers License as identification.

Eddisse Turner
Signature of Notary Public
Eddisse Turner

Print, Type/Stamp Name of Notary



(NOTARY SEAL)