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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512642

Prepared by and Return to:
Cyndi Giorlando
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-569-CXG
Sales Price: Price: \$1,200,000.00

Doc Stamp-Deed: \$8,400.00

General Warranty Deed

Made this 24th day of June, 2026 By **Shawn A. Bartelt and Sharon E. Bailey, Individually, as a married couple, and as Trustees of The Shawn Bartelt and Beth Bailey Joint Revocable Trust dated the 7th day of September, 2022**, whose address is: 838 Highland St, Sarasota, FL 34242, hereinafter called the grantor, to **James W. Simpkins and Erica L. Simpkins, husband and wife**, whose post office address is: 5201 Avenida Del Mare, Siesta Key, FL 34242, hereinafter called the 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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The South 67.09 feet of Lot 5, Block 29, Sarasota Beach, and more particularly described as follows: Beginning at the SW corner of Lot 5, Block 29, Sarasota Beach, according to the map or plat thereof, as recorded in Plat Book 1, Pages 76 through 81, inclusive, of the Public Records of Sarasota County, Florida; thence East along the South line of Lot 5, 105.17 feet to the SE corner of said Lot 5; thence North along the East line of said Lot, 67.09 feet; thence West and parallel to the South line of said Lot to an intersection with the Westerly boundary of Lot 5; thence Southwesterly along said Westerly boundary to the Point of Beginning as shown on sketch by J. Lewis Cobia, attached to that certain deed recorded in Deed Book 280, Pages 319 and 320, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0082030008**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Barbara E. Garvin
Witness Signature above:

Witness print name below:
Barbara E. Garvin

The Shawn Bartelt and Beth Bailey Joint
Revocable Trust dated the 7th day of September,
2022

By: Shawn A. Bartelt
Shawn A. Bartelt, Individually and as Trustee
838 Highland St, Sarasota, FL 34242
By: Sharon E. Bailey
Sharon E. Bailey, Individually, and as Trustee
838 Highland St, Sarasota, FL 34242

Witness Address:
120 Belle Meadow Rd
Asheville, NC 28806
W. Muth
Witness Signature above:

Witness print name below:
Brandon Williams

Witness Address:
44 TBM Candler Ct
Candler NC 28715

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

The foregoing instrument was acknowledged before me by means of (xx) physical presence or
() online notarization, this 18th day of June, 2026, by Shawn A. Bartelt and Sharon E.
Bailey, Individually and as Trustees of The Shawn Bartelt and Beth Bailey Joint Revocable Trust
dated the 7th day of September, 2022, () who is/are personally known to me or () who
has/have produced DL as identification.

Devon Ruble
Signature of Notary Public
Devon Ruble
Print, Type/Stamp Name of Notary

