

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087917 2 PG(S)**

6/26/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513138

Consideration: \$585,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Doc Stamp-Deed: \$4,095.00

Property Appraiser's Parcel ID No.: 0359140006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 24th day of June, 2026, by and between **GARY L. FRAZIER AND ELEANOR F. FRAZIER, HUSBAND AND WIFE**, WHOSE ADDRESS IS **221 NORTHWEST RACHEL LYNN WAY, ROSEBURG, OR 97471** (HEREINAFTER "GRANTOR"), AND **KENNETH D. BOLTON, AS TRUSTEE OF THE KENNETH D. BOLTON 2024 REVOCABLE TRUST DATED JULY 17, 2024**, whose address is **2115 Muskogee Trail, Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 8, BLOCK K, CALUSA LAKES, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 40, 40A THROUGH 40D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Joyce Sacco*
Printed Name Joyce Sacco
P.O. Address 2106 Muskogee Tr.
Notomus, FL 34275

Gary L. Frazier
Gary L. Frazier

(2) *Melanie Guarnieri*
Printed Name Melanie Guarnieri
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

Eleanor F. Frazier
Eleanor F. Frazier

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 24th day of June, 2026, by Gary L. Frazier and Eleanor F. Frazier, () who is/are personally known to me or (X) who has/have produced FL Driver Licenses as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

