

7/15/2026 4:06 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3520267

Doc Stamp-Deed: \$798.70

Prepared by and when recorded return to:
Kevin G. Staas, Attorney
Staas Law Group, PLLC
801 E. Venice Avenue, Suite 2
Venice, FL 34285
941-408-8555

Property Appraiser's Parcel Identification
No. 0440160006

Consideration: \$0.00
Documentary Stamps: \$798.70
Indexing: \$1.00
Recording Charges: \$27.00
TOTAL: \$826.70

(Space above this line reserved for recording office use only)

*The outstanding mortgage balance for this property is \$228,100.00. Documentary stamps are based on one-half of this outstanding balance (\$114,100.00 x 0.007 = \$798.70)

WARRANTY DEED

THIS INDENTURE made on the 14th day of July 2026, between **DAVID I. FOSNOUGH** and **COLLEEN P. FOSNOUGH**, husband and wife (hereinafter referred to as "Grantors"), who resides at 555 Laurel Cherry Lane, Venice, Florida 34293, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **COLLEEN P. FOSNOUGH**, Trustee of the **COLLEEN P. FOSNOUGH REVOCABLE TRUST** dated May 12, 2026 (hereinafter referred to as "Grantee"), such Grantees having an address of 555 Laurel Cherry Lane, Venice, Florida 34293, and such trust having been established under that certain revocable trust agreement dated May 12, 2026, by **COLLEEN P. FOSNOUGH**, as settlor and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantors' interests in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 134, THE LAKES OF JACARANDA, UNIT 2, according to the Plat thereof as recorded in Plat Book 36, Pages 50, 50A and 50B, of the Public Records of Sarasota County, Florida.

Property Address: 555 Laurel Cherry Lane, Venice, Florida 34293

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantors to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

And the grantor, **DAVID I. FOSNOUGH**, by executing and joining this deed intends to waive homestead rights that would otherwise prevent his spouse from devising the homestead property in this deed to someone other than him, as contemplated in Fla. Stat. Sec 732.7025(1).

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantees and Grantees' heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

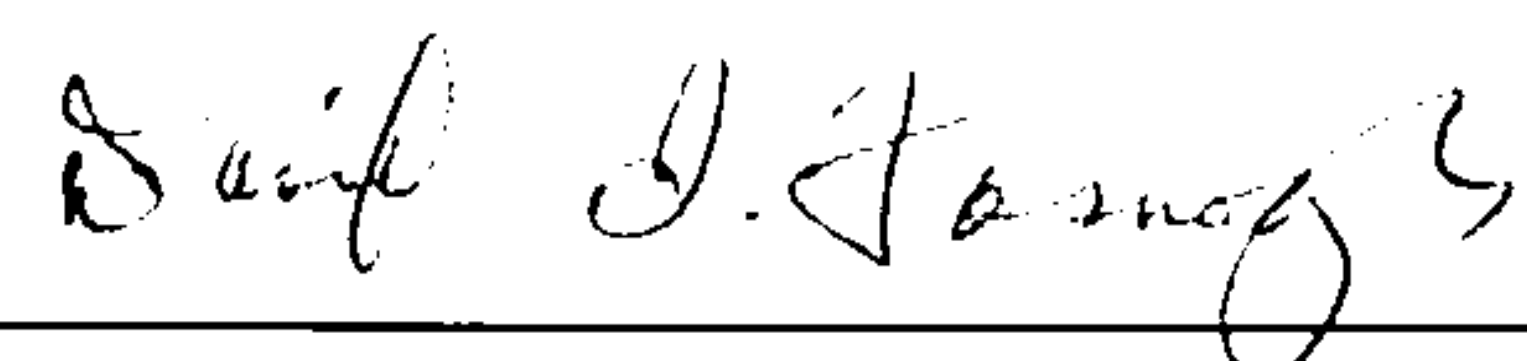
Taxes for the current year have been prorated and are assumed by Grantees.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the day and year first below written.

**Signed, Sealed and Delivered
in presence of**



RACHEL L. TURNER
801 E. Venice Avenue, Suite 2
Venice, Florida 34285



DAVID I. FOSNOUGH



ANN M. EVANS
801 E. Venice Avenue, Suite 2
Venice, Florida 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

§
§
§

The foregoing instrument was acknowledged before me by means of physical presence by **DAVID I. FOSNOUGH**, Grantor, on July 13, 2026, who produced a driver's license issued by Florida that contained his photograph and signature as identification.



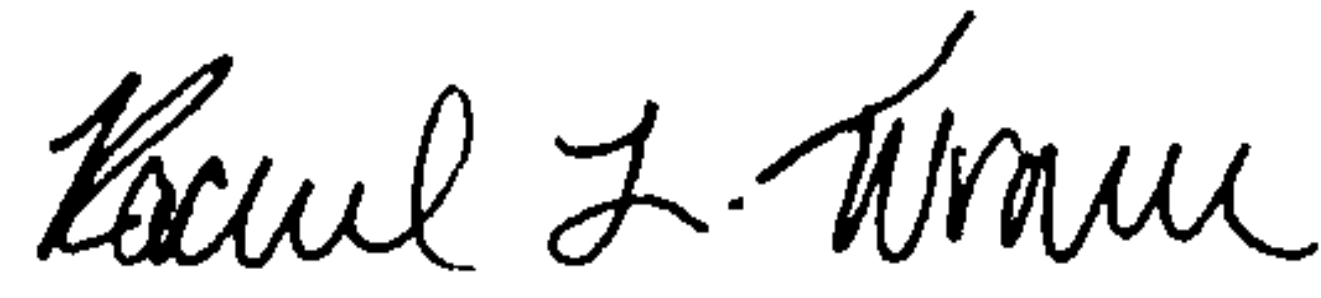
KEVIN G. STAAS
Notary Public, State of Florida



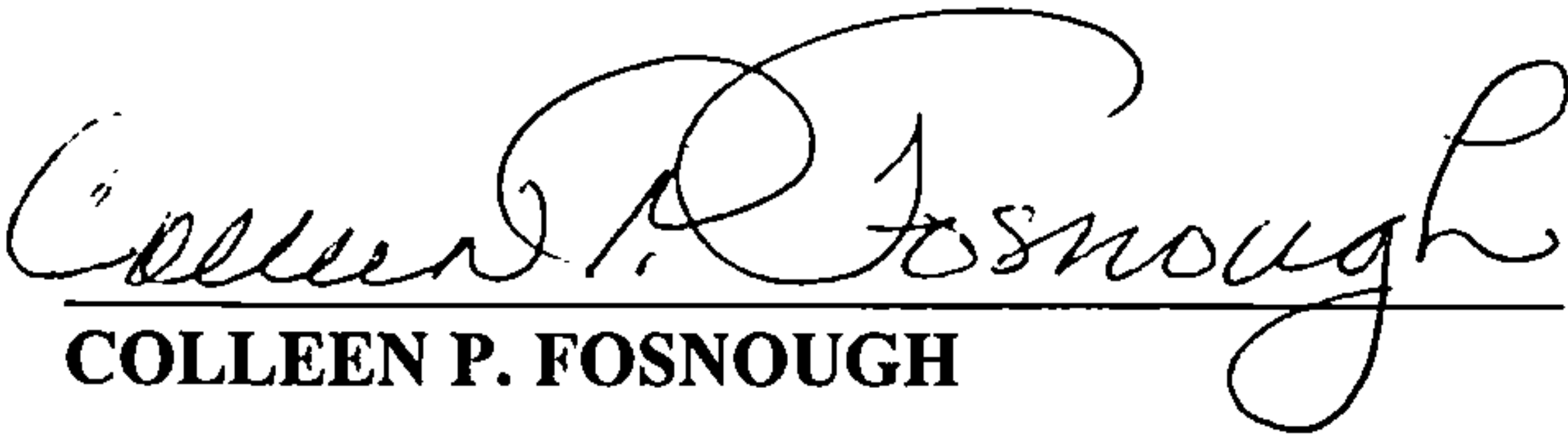
KEVIN G. STAAS
Commission # HH 499954
Expires June 30, 2028

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the day and year first below written.

Signed, Sealed and Delivered
in presence of



RACHEL L. TURNER
801 E. Venice Avenue, Suite 2
Venice, Florida 34285



COLLEEN P. FOSNOUGH



ANN M. EVANS
801 E. Venice Avenue, Suite 2
Venice, Florida 34285

STATE OF FLORIDA

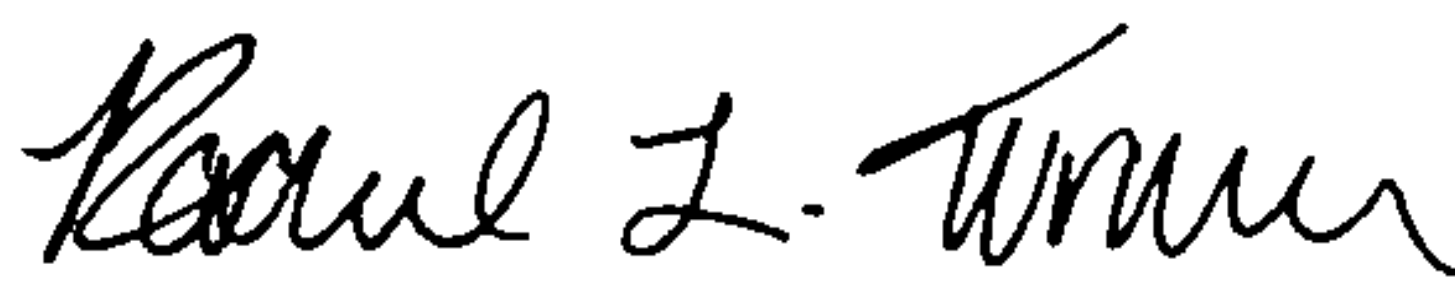
COUNTY OF SARASOTA

§
§
§

The foregoing instrument was acknowledged before me by means of physical presence by **COLLEEN P. FOSNOUGH**, Grantor, on July 14, 2026, who produced a driver's license issued by Florida that contained her photograph and signature as identification.



RACHEL L. TURNER
Commission # HH 332376
Expires November 15, 2026



RACHEL L. TURNER
Notary Public, State of Florida