

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-301

7/16/2026 12:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520584

Doc Stamp-Deed: \$1,995.00

General Warranty Deed

This Indenture, made this July 16, 2026 A.D. By **Patricia Alfrey, a single person**, whose post office address is: 2931 NE Shaver Street, Portland, Oregon 97212, hereinafter called the grantor, to **Debra Joan Eisenmann, as Trustee of the Eisenmann Family Revocable Trust dated February 21, 2022, amended and restated March 20, 2026**, whose post office address is: 4613 Willow Wood Cir., Sarasota, Florida 34241, 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:

Unit 44, THE HAMMOCKS, SECTION III, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1551, Page 1935, as thereafter amended, and as per plat thereof recorded in Condominium Book 19, Page 39, as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Trustee(s) herein are granted full authority and power to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property described herein as provided for in Florida pursuant to Section 689.073, F.S.

Parcel ID Number: **0260073044**

Subject to reservations, restrictions, and easements of record.

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:

Matthew A. Alfrey
Witness Signature
Print Witness Name: MATTHEW A. ALFREY

Patricia S. Alfrey
Patricia Alfrey

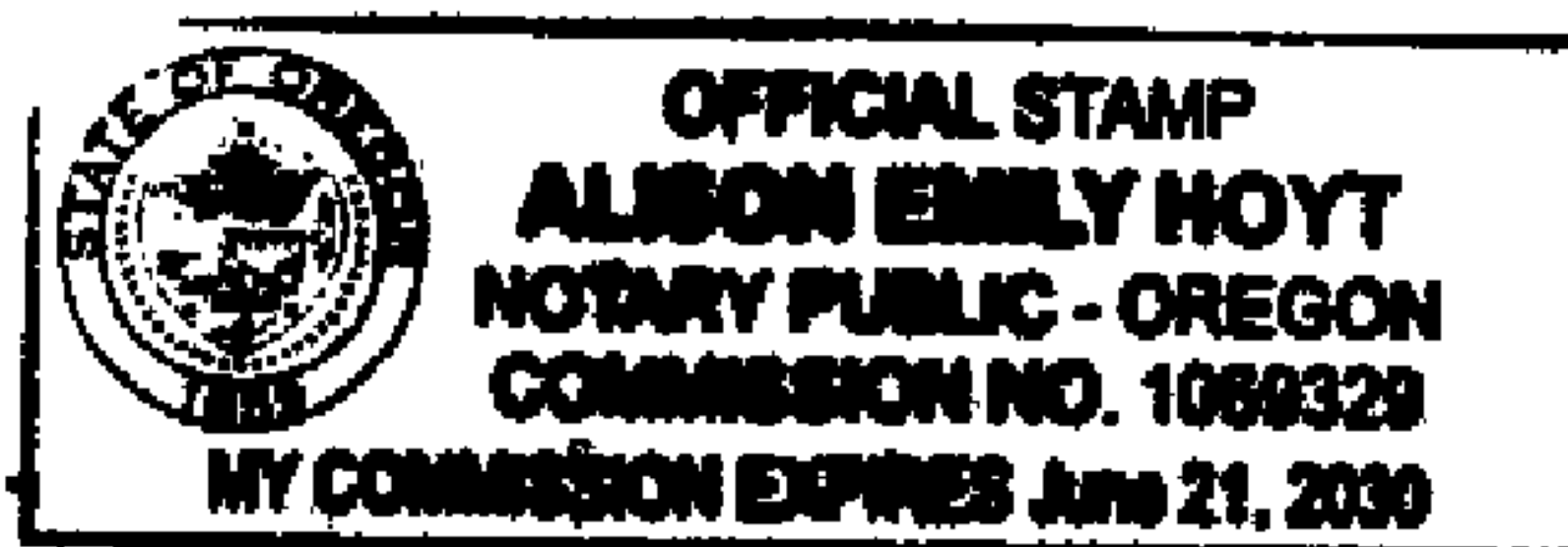
Print Witness Address: 2931 NE Shawer St
City and zip code: Portland, OR 97212

Alison Emily Hoyt
Witness Signature
Print Witness Name: Alison Emily Hoyt
Print Witness Address: 1745 SE Spokane St
City and zip code: Portland, OR 97202

STATE OF OREGON
COUNTY OF Multnomah

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, 2026, by Patricia Alfrey, who is personally known to me or who has produced FL ID as identification.

[SEAL]



Alison Emily Hoyt
Notary Public
Print Name: Alison Emily Hoyt
My Commission Expires: 06/21/2030