

Consideration: \$915,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49807-001

7/20/2026 1:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521662

Doc Stamp-Deed: \$6,405.00

Property Appraiser's Parcel ID No.: 0007070026

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of July, 2026, by and between **JAMES C. KOTTMEIER, INDIVIDUALLY AND AS TRUSTEE OF THE JAMES C. KOTTMEIER REVOCABLE LIVING TRUST DATED SEPTEMBER, 27, 2001, AS AMENDED**, whose address is **3100 Stonebridge Place, Festus, MO 63028** (hereinafter "GRANTOR"), and **SHARON DEVITO, A MARRIED WOMAN**, whose address is **311 Brooklyn Boulevard, Sea Girt, NJ 08750** (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 21, HARBOUR OAKS II, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 35, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

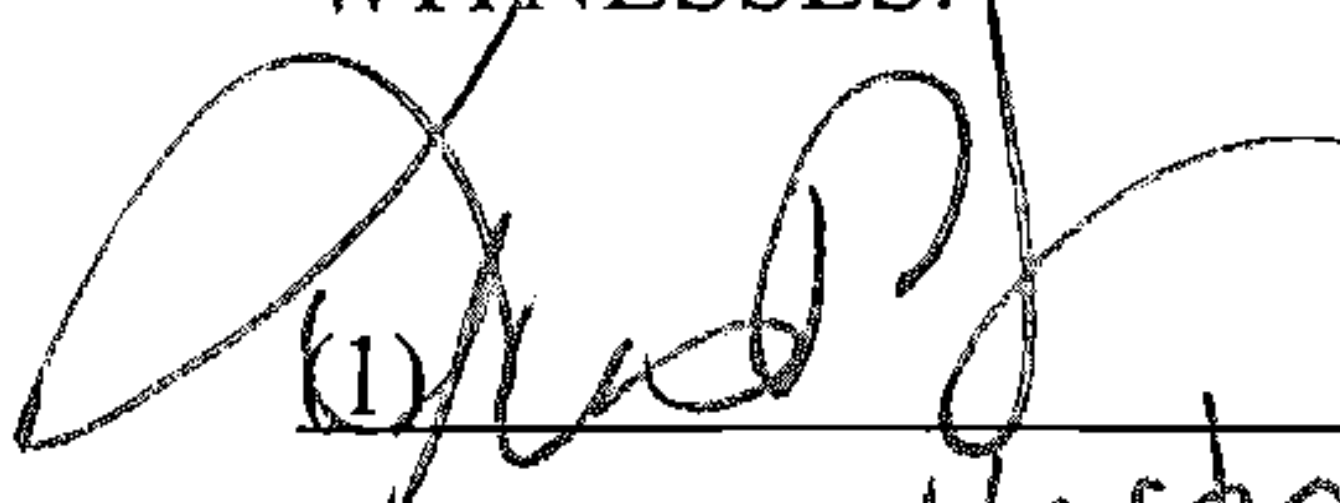
The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

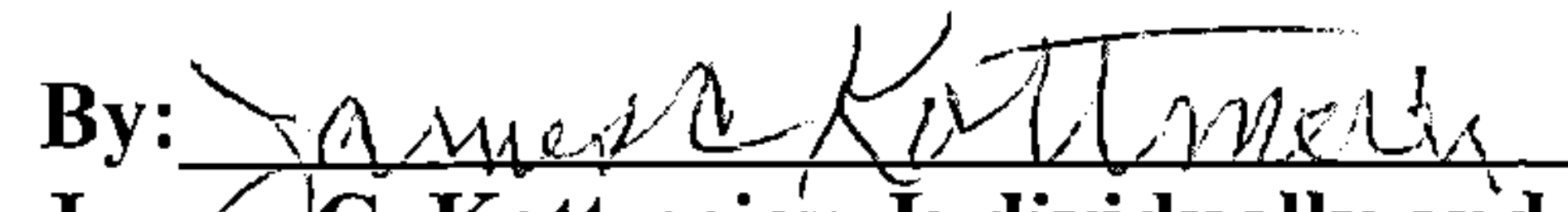
WITNESSES:

(1) 
Printed Name Kristiana Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) 
Printed Name Samantha M. Bo
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

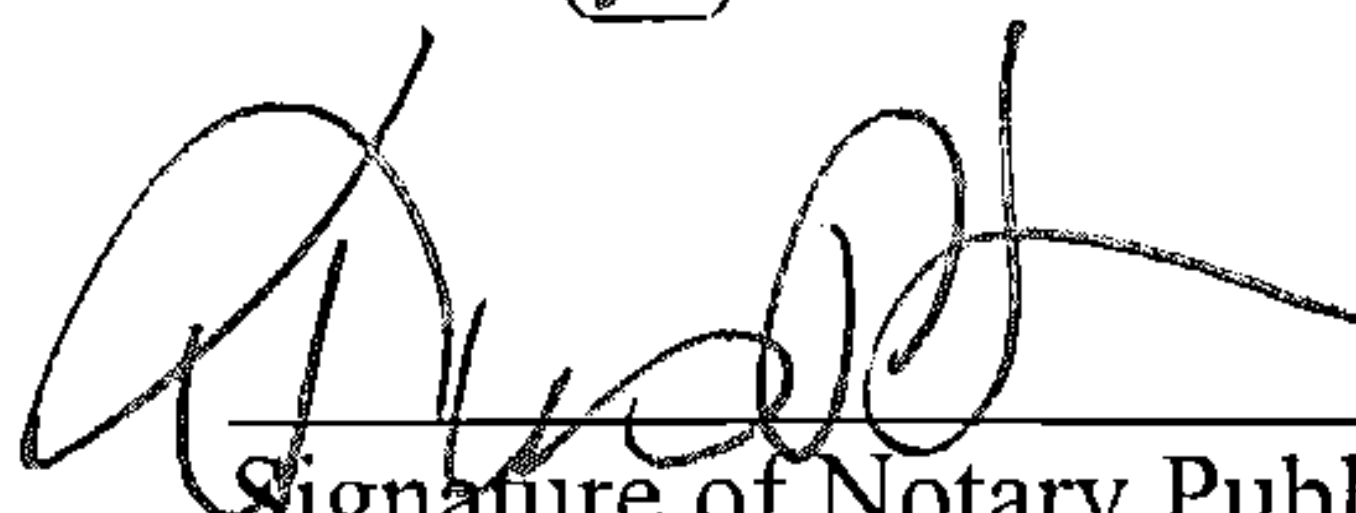
GRANTOR:

**James C. Kottmeier, Individually and as Trustee
of the James C. Kottmeier Revocable Living
Trust dated September, 27, 2001, as amended**

By: 
**James C. Kottmeier, Individually and as trustee
aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 13th day of July, 2026, by James C. Kottmeier, Individually and as Trustee of the James C. Kottmeier Revocable Living Trust dated September, 27, 2001, as amended, (☐) who is/are personally known to me or (☒) who has/have produced MOD as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

