

7/20/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521981

This Document Prepared By:

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Doc Stamp-Deed: \$0.70

WARRANTY DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' Revocable Trust for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(28)(a).

THIS WARRANTY DEED, made the 20th day of July, 2026, by TROY D. PETERSON and ROBIN L. PETERSON as husband and wife, the GRANTOR,

Whose mailing address is 16545 Prairie Court, Brookfield, WI 53005;

TO

TROY D. PETERSON and ROBIN L. PETERSON as Co-Trustees of the PETERSON JOINT REVOCABLE TRUST, U/A June 15, 2000, the GRANTEE,

Whose mailing address is 16545 Prairie Court, Brookfield, WI 53005;

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, unto the Grantee all of that property situate in Sarasota County, State of Florida, viz:

Unit 302, Dolphin Bay-Siesta Key, Section B, a Condominium according to the Declaration of Condominium recorded in Official Records Book 3027, Page 266, and amendments thereto, and as per plat thereof recorded in Condominium Book 32, Pages 9, 9A thru 9D, of the Public Records of Sarasota County, Florida.

Assessor's Parcel Number: 0105131126

MORE commonly known as: 1260 Dolphin Bay Way Unit 302, Sarasota, FL 34242

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 accrued if any.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantor

 X is **NOT** homestead property of the said Grantor

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §§689.071 and 689.073(1), Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.


TROY D. PETERSON


ROBIN L. PETERSON

Signed, sealed and delivered in the presence of:


Printed Name: Erin M. Taler
Address Line 1: 126 N. Jefferson St. Suite 401
Address Line 2: Milwaukee, WI 53202


Printed Name: Ellen Donovan
Address Line 1: 126 N. Jefferson St #401
Address Line 2: Milwaukee WI 53202

STATE OF Wisconsin)
) ss.
COUNTY OF Milwaukee)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this July 20, 2026, by TROY D. PETERSON and ROBIN L. PETERSON.


NOTARY PUBLIC

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Driver's License

