

7/21/2026 12:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522258

This instrument prepared by
and after recording return to:

Donna-Lee M. Roden, Esquire
Law office of Donna-Lee M. Roden
213 Harbor Drive North
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel
Identification Number(s): 0044080011

WARRANTY DEED

The Grantor, LAWANNA L. HALL, the unmarried widow of ROLF KOPP, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, LAWANNA L. HALL, as Trustee of the LAWANNA L. HALL TRUST, dated November 14, 2025, whose mailing address is 30002 Clay Gully Road, Myakka City, Florida 34251, the real property in Sarasota County, Florida, described as follows:

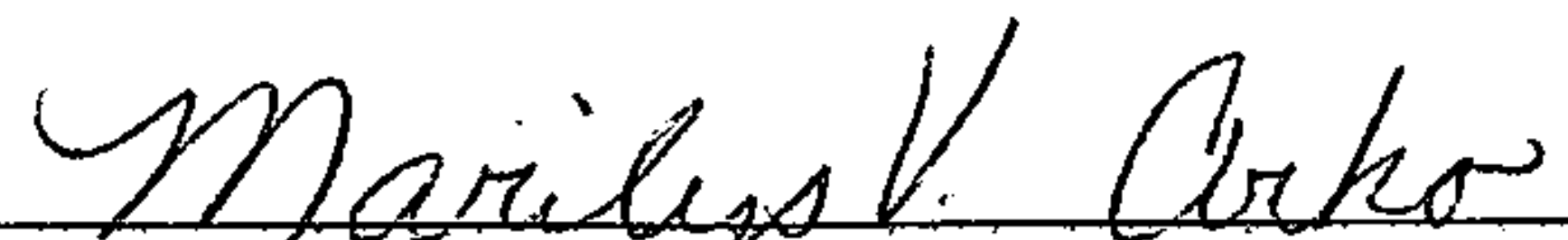
Lot 3, Block A, CEDAR HAMMOCK, as per plat thereof recorded
in Plat Book 28, Pages 21 through 21D of the Public Records of
Sarasota County, Florida.

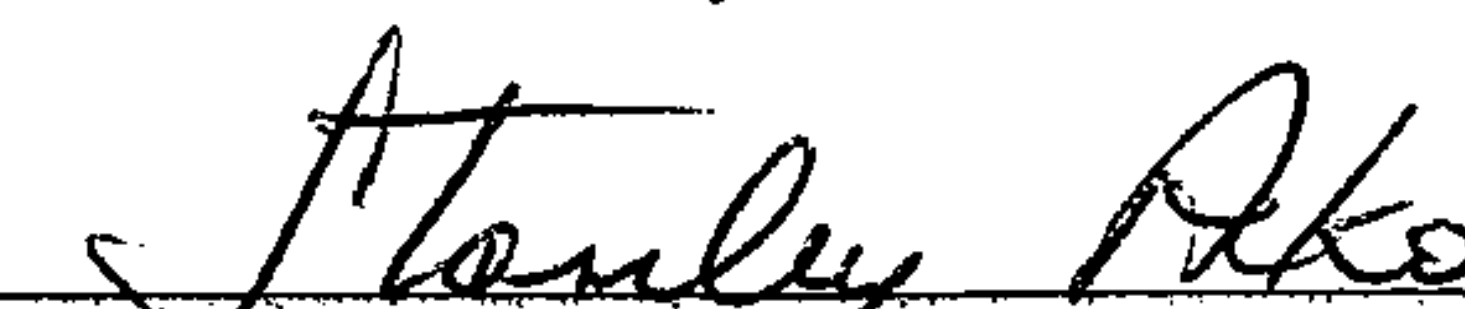
Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as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

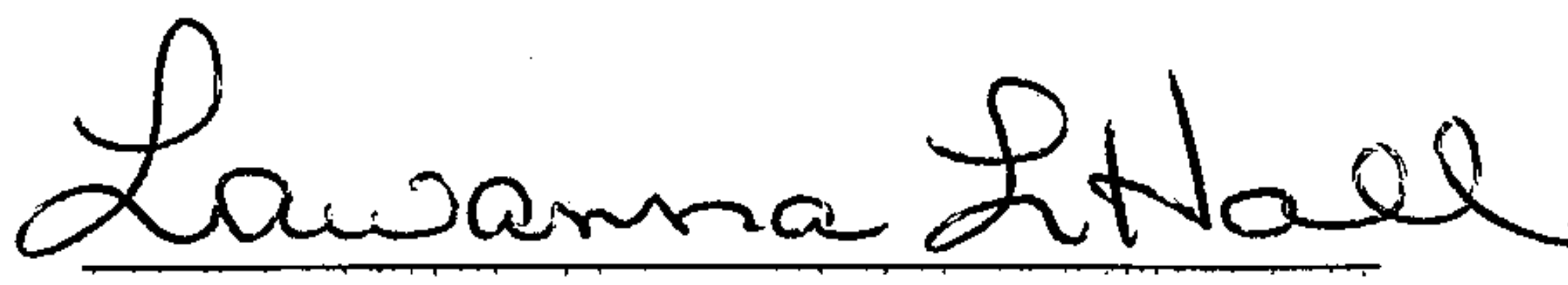
The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on July 20, 2026.

Signed in the presence of:


Witness: Marilys V. Arko


Witness: Stanley Arko


LAWANNA L. HALL
30002 Clay Gully Road
Myakka City, Florida 34251

Address of Marilys V. Arko: 1141 Riviera Street, Venice, Florida 34285

Address of Stanley Arko: 1141 Riviera Street, Venice, Florida 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on July 20, 2026, by
LAWANNA L. HALL.

Physical Presence ✓
Online Notarization _____

Personally Known ✓
Produced Identification _____
Type of Identification _____

Donna-Lee Roden
Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

