

7/21/2026 12:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522358

Prepared by and Return to:
Kevin Pillion, Esq.
Life Planning Law Firm, P.A.
1671 Mound Street, Sarasota, FL 34236
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #0066105018

WARRANTY DEED

This Warranty Deed is made on July 21, 2026, between **NOREEN ACKLEY, also known as NOREEN R. ACKLEY, a single woman**, whose mailing address is 4232 Marseilles Avenue, Unit 3249, Sarasota, FL 34233, the "Grantor," and **NOREEN R. ACKLEY and VIRGINIA L. PHILLIPS, Trustees of the NOREEN R. ACKLEY TRUST dated July 21, 2026, and any amendments thereto**, whose mailing address is 4232 Marseilles Avenue, Unit 3249, Sarasota, FL 34233, the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors, and assigns forever, the following described real property in Sarasota County, Florida, viz:

Unit 3249, CASA DEL SOL, a Condominium, SECTION VI, according to the Declaration of Condominium recorded in Official Records Book 2285, Page 73, and all exhibits and amendments thereto, and as per the plat thereof recorded in Condominium Plat Book 29, Page 21, of the Public Records of Sarasota County, Florida.

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor hereby warrants and represents that she, MANNY SCHWARTZ, and LILLIAN SCHWARTZ acquired title to the aforementioned property as joint tenants with right of survivorship by Quitclaim Deed dated February 23, 2004. Grantor further warrants and represents that MANNY SCHWARTZ died on June 10, 2018, and LILLIAN SCHWARTZ died on August 30, 2014, resulting in Grantor becoming the sole survivor and fee simple owner of the aforementioned property.

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

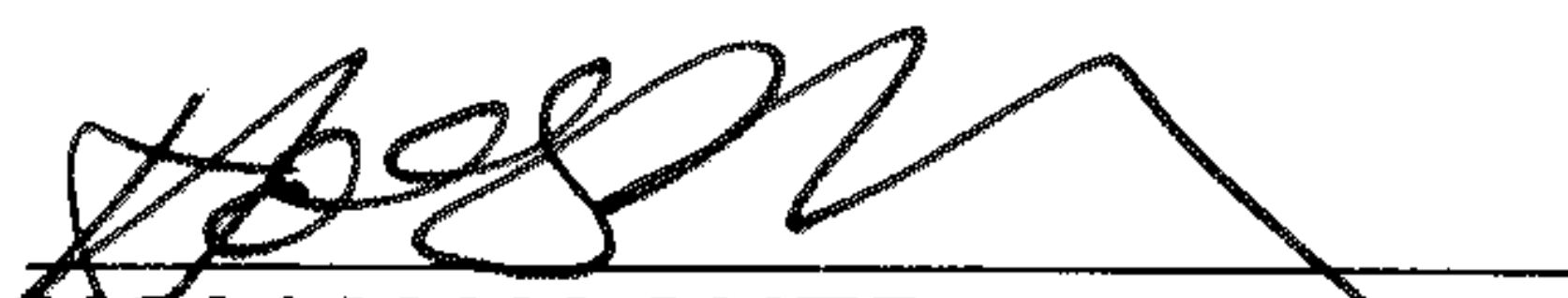
Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property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

To have and to hold the same in simple fee forever.

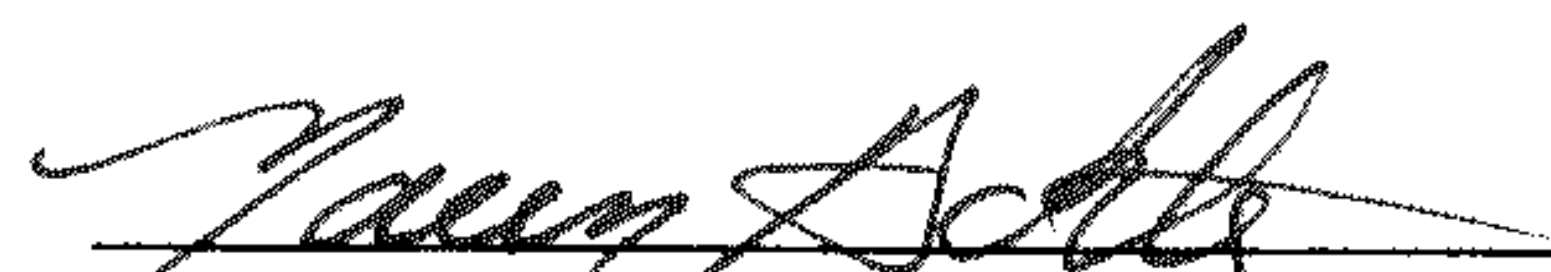
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.

This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.

In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.



HOLLY HACKER, Witness
1671 Mound Street
Sarasota, FL 34236



NOREEN ACKLEY, Grantor
4232 Marseilles Avenue
Sarasota, FL 34233

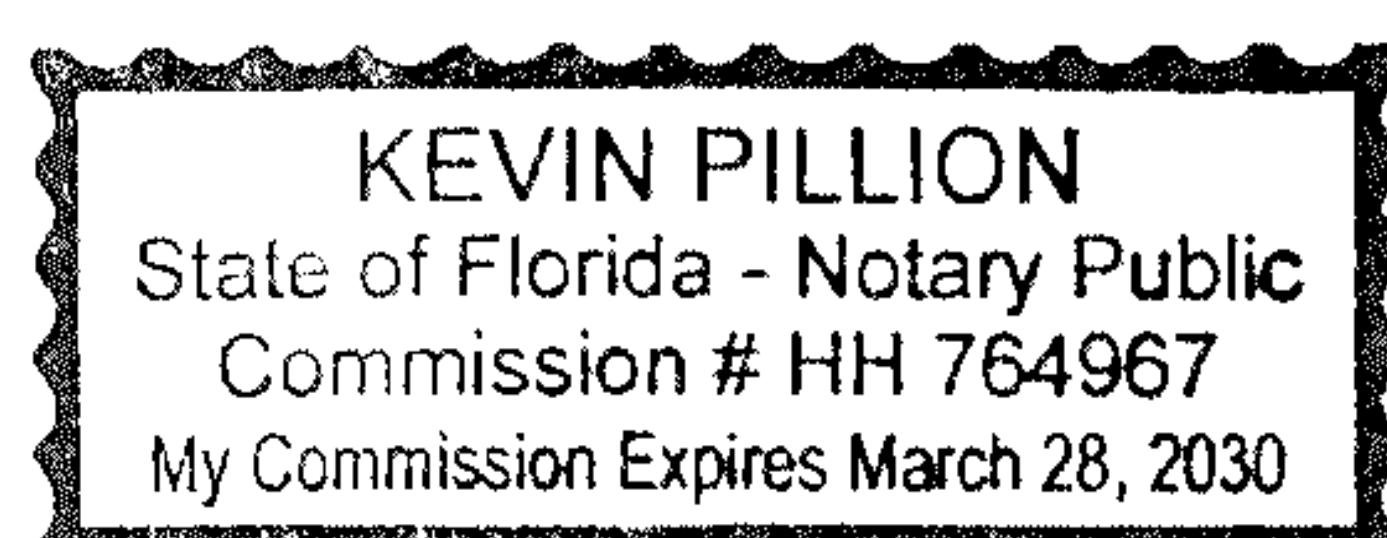


JODY M. FEINROTH, Witness
1671 Mound Street
Sarasota, FL 34236

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on July 21, 2026, by NOREEN ACKLEY, a single woman, who is personally known to me.

[Seal]





Notary Public, State of Florida