

7/21/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522568

Prepared by and when recorded return to:

JOSHUA P. PEREZ, ESQ.

BERLIN PATTEN EBLING, PLLC

201 Center Road, Suite 210

Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Parcel ID No. 0433080043

Consideration: \$10.00

This conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 21st day of July, 2026, by and between **MICHAEL JOHN DOWNEY AND GERALYN MARIE DOWNEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose **259 Hammock Terrace, Venice, Florida 34293** (hereinafter "GRANTOR"), and **MICHAEL J. DOWNEY AND GERALYN M. DOWNEY, TRUSTEES OF THE MICHAEL J. DOWNEY AND GERALYN M. DOWNEY JOINT REVOCABLE TRUST DATED JULY 21, 2026**, whose address is **259 Hammock Terrace, Venice, Florida 34293** (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 586, UNIT NO. 10, VENICE GARDENS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

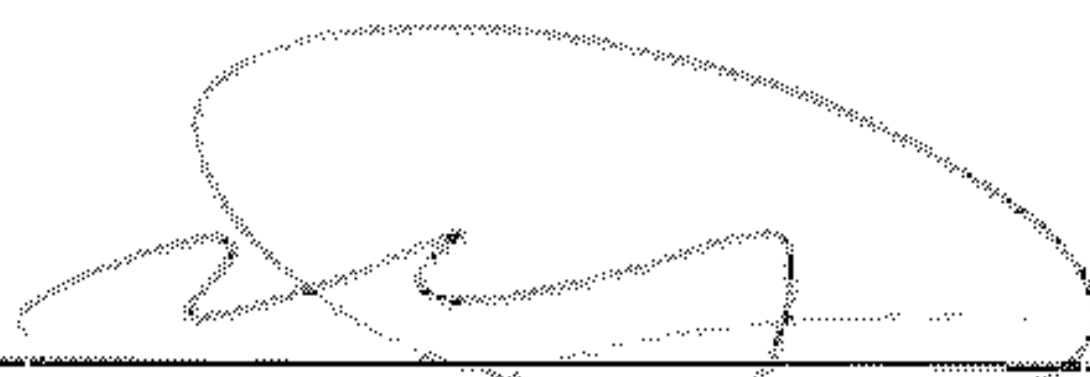
Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12-D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property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

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 21st day of July, 2026.

Signed and sealed in the presence of:



MICHAEL J. DOWNEY, Grantor



GERALYN M. DOWNEY, Grantor



Witness 1 Signature
Jessica Rigo

Witness 1 Print Name



Witness 2 Signature
Karen Pommerenko

Witness 2 Print Name

Address: 201 Center Road, Suite 210
Venice, Florida 34285

Address: 201 Center Road, Suite 210
Venice, Florida 34285

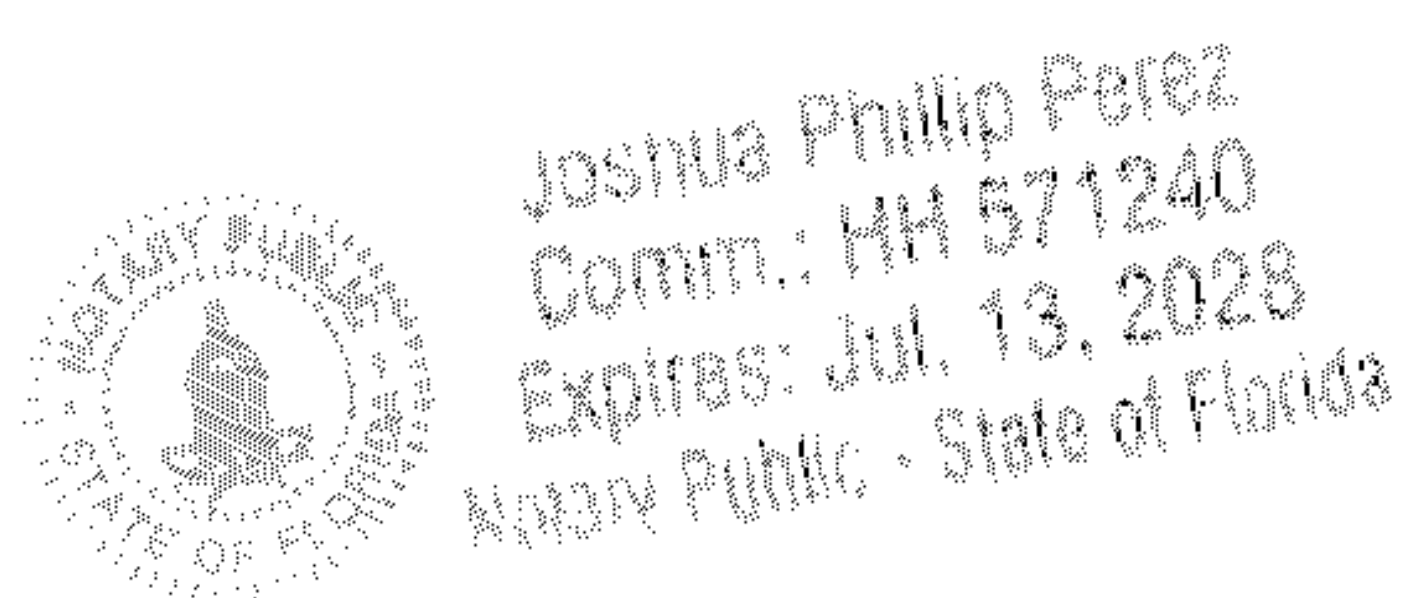
STATE OF FLORIDA

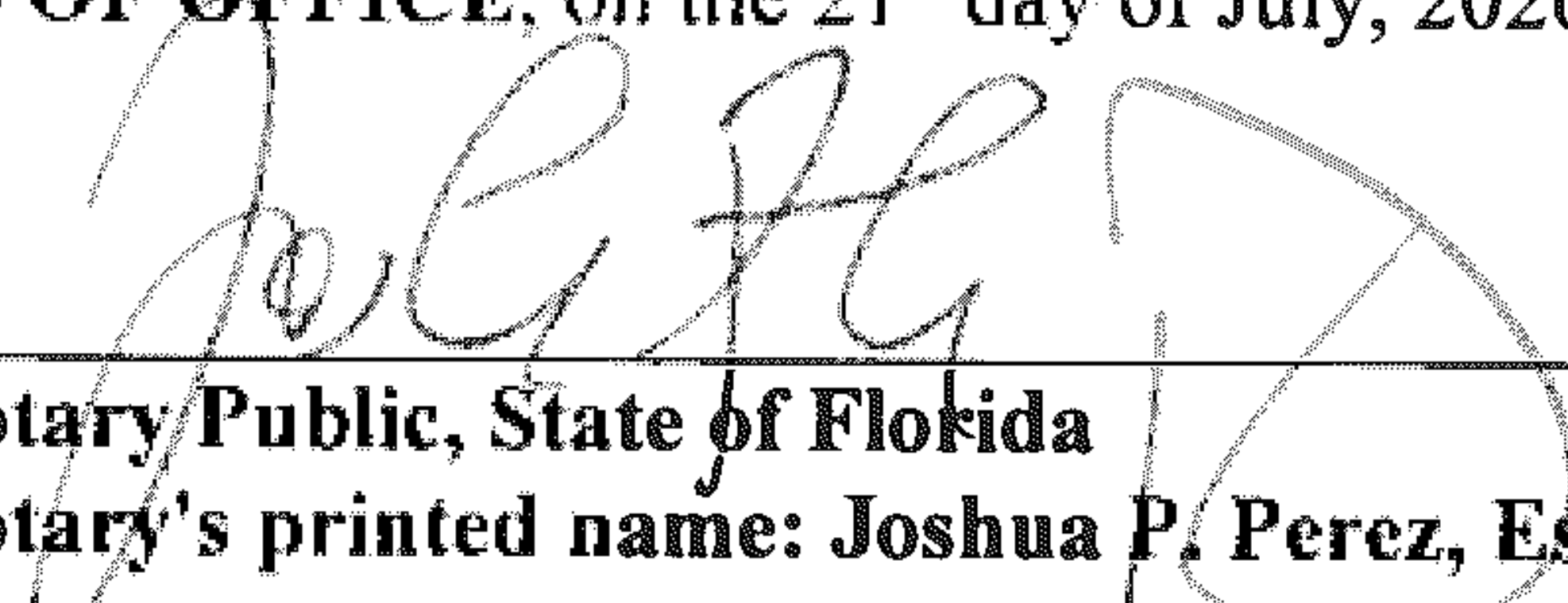
§
§
§

COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **MICHAEL J. DOWNEY Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **GERALYN M. DOWNEY, Grantor**, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 21st day of July, 2026





Notary Public, State of Florida
Notary's printed name: **Joshua P. Perez, Esq.**

Parcel ID No. 0433080043