

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099801 3 PG(S)**

7/22/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523051

THIS INSTRUMENT PREPARED WITHOUT
EXAMINATION OF TITLE BY/RETURN TO:
RICHARD R. GANS, ESQ.
FERGESON SKIPPER, P.A.
1515 RINGLING BLVD, 10TH FLOOR
SARASOTA, FL 34236
File No. 17269/32603

Doc Stamp-Deed: \$0.70

Doc. Stamps: \$ 0.70

Recording: \$ 27.00

Parcel ID # 0109160018

WARRANTY DEED IN TRUST

This Deed is made by **Danielle Mathews a/k/a Danielle E. Mathews, a single woman**, whose address is 1841 Cockleshell Drive, Sarasota, Florida 34231, herein called "Grantor," to **Danielle E. Mathews, as Trustee of the Danielle E. Mathews Revocable Trust U/A/D December 15, 2022, as may be amended**, whose address is 1841 Cockleshell Drive, Sarasota, Florida 34231, herein called "Grantee."

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Grantor, in consideration of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee in all the right, title, interest, claim and demand which the Grantor has in and to the real property in **Sarasota** County, Florida, legally described as follows:

Lot 10, Block D, Coral Cove, Unit 3, according to the map or plat thereof, as recorded in Plat Book 9, Pages 100 and 100A of the Public Records of Sarasota County, Florida.

SUBJECT TO easements, restrictions of record if any, applicable zoning regulations and ordinances and taxes for 2026 and subsequent years.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD the real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate, and the Trustee is specifically granted and given the power and authority:

a. To protect and conserve the real estate and improvements located thereon and to pay the taxes assessed thereon;

b. To sell the real estate, for cash or on credit, at public or private sale, to exchange the real estate for other property and to grant options to sell the property, and to determine the price and terms of sales, exchanges and options;

c. To execute leases and subleases for terms as long as 200 years, to subdivide or improve the real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to the real estate or its use and to release or dedicate any interest in the real estate;

d. To borrow money and to mortgage, pledge or encumber any or all of the real estate to secure payment thereof;

e. To manage, control and operate the real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on the real estate, and in general to exercise any powers authorized by the provisions of Chapter 736, Florida Statutes, 2026.

2. The Trustee shall hold the real estate and make distributions of the real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated December 15, 2022, as may be amended.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquaintance therefor. Any and all persons including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with the Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of the Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of the unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. The Grantor hereby defines and declares that the interests of any beneficiary hereunder or under the Trust Agreement and any amendment thereto collateral hereto shall be personal property only.

5. The Grantor recites that this conveyance is made in conformance with the provisions of §689.073, Florida Statutes, 2026.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties and acts required of the Trustee.

This is a conveyance, given for nominal consideration, does not result in a change in beneficial ownership; therefore, minimum documentary stamp tax is due in accordance with Section 12B-4.013(28)(a), Florida Administrative Code.

And Grantor hereby covenants to 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; that except as noted above, at the time of the delivery of this Deed, the property was free from all encumbrances made by it and that it warrants and will defend the same against the lawful claims and demands of all persons whomsoever.

Executed on 7/21, 2026

WITNESSES:

[Signature]
Witness #1
Printed Name: JANYCE L. MCCARTE
Witness address: 1515 RINGLING BLVD
10 FLOOR, SARASOTA, FL 34236

[Signature]
Danielle Mathews a/k/a Danielle E. Mathews

[Signature]
Witness #2
Printed Name: STEPHANNIE ERB
Witness address: 1515 RINGLING BLVD.
10 FLOOR, SARASOTA, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on this 21 day of July, 2026, by **Danielle Mathews a/k/a Danielle E. Mathews**, who [] are personally known to me or [☒] have produced FL DL as identification.

[Signature]
Notary Public
Print Name: STEPHANNIE ERB
Serial Number (if any) _____
Commission Expiration Date _____

