

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099830 2 PG(S)**

7/22/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523077

Prepared by and return to:
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, FL 34236
941-359-2604

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION OR INSURANCE

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of July, 2026, between **DONALD S. CARLSON, JR., a single man**, whose address is **2819 59th Street, Sarasota, FL 34231**, Grantor, and **CARLSON FAMILY REVOCABLE TRUST** under agreement dated the **24th day of September, 2025**, whose address is **2819 59th Street, Sarasota, FL 34231**, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **SARASOTA COUNTY, Florida** to-wit:

Lot 5, Block C, of SCHINDLER'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 28, of the Public Records of Sarasota County, Florida.

PARCEL ID: 2026020102

PROPERTY ADDRESS: 1716 9th Street, Sarasota, FL 34231

Subject to any restrictions, easements and mortgages of record, and taxes for the current year.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, said Grantor has reserved unto themselves a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041.

All subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

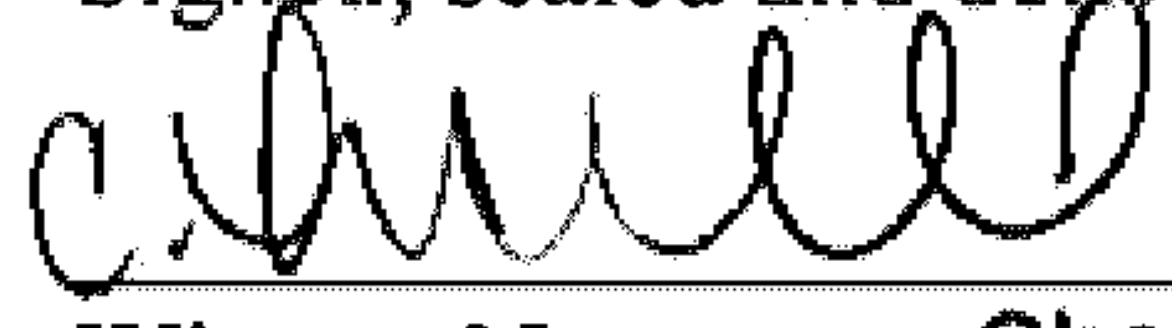
This Conveyance contains minimum Documentary Stamps required by law for the reason that it is a conveyance by grantor to a trust established by grantor for the benefit of grantor during her lifetime.

Grantor hereby confers upon the grantee, as trustee, the power and authority either to protect, preserve, sell, trade, exchange, encumber or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute 689.071.

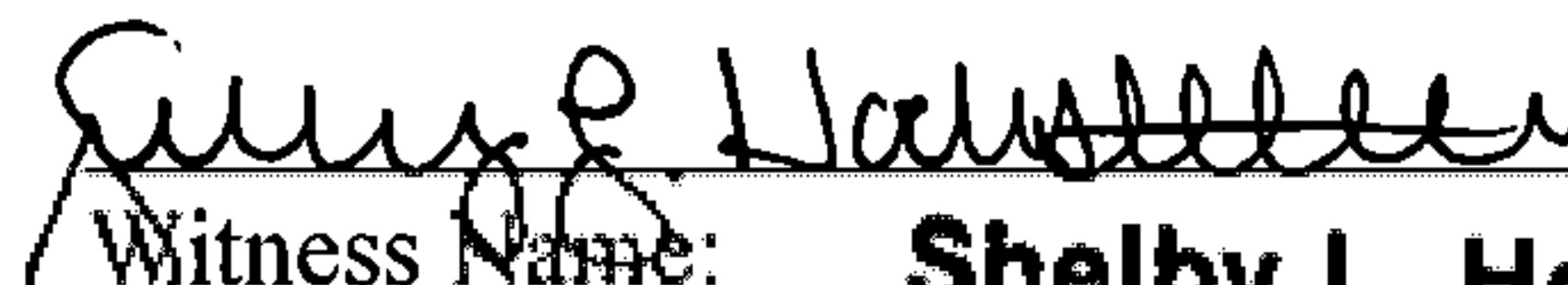
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:


Witness Name: Chastaty Lineback
Witness Address: 1966 Hillview St., Sarasota, FL 34239

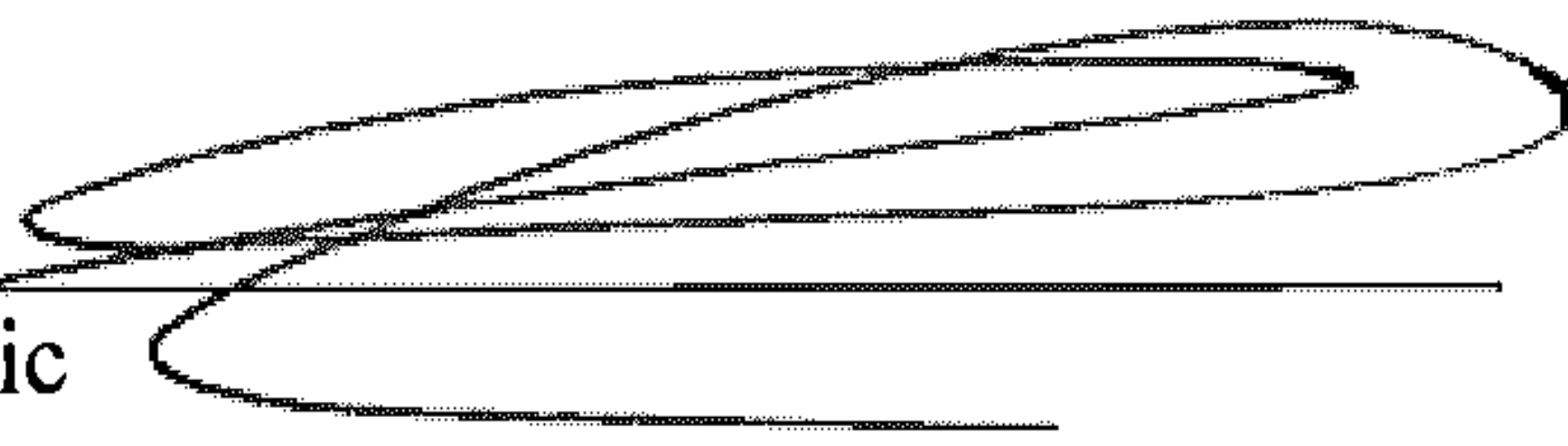

DONALD S. CARLSON, JR.


Witness Name: Shelby L. Hochstetler
Witness Address: 1966 Hillview St., Sarasota, FL 34239

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this by means of [☒] physical presence or [] online notarization, on this 22 day of July, 2026, by **Donald S. Carlson, Jr.**, who [☒] is personally known or [] has produced a driver's license as identification.

(NOTARY SEAL)


Notary Public
Type Name of Notary Public
Commission Expires: _____

