

7/22/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523196

Prepared by and when recorded return to:

Season A. Chisholm, Esq.
SPANSKI LAW PLLC
304 W. Venice Ave., Suite 217
Venice, Florida 34285

Property Appraiser's Parcel Identification
No. 0756032079

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on July 22, 2026, between **WALTER HAYNES BROWN II** and **KAREN J. BROWN**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 11714 Tempest Harbor Loop, Venice, Sarasota County, Florida 34292, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **WALTER HAYNES BROWN II and KAREN J. BROWN, Co-Trustees of the BROWN FAMILY REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 11714 Tempest Harbor Loop, Venice, Florida 34292, and such trust having been established under that certain revocable trust agreement dated July 22, 2026, by WALTER HAYNES BROWN II and KAREN J. BROWN as settlors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 2079, STONEYBROOK AT VENICE, UNIT NO. 4, according to the map or plat thereof, as recorded in Plat Book 45, Page 28, of the Public Records of Sarasota County, Florida.

Situs Address: 11714 TEMPEST HARBOR LOOP, VENICE, FL 34292

This is the homestead property of the Grantor.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized 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.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

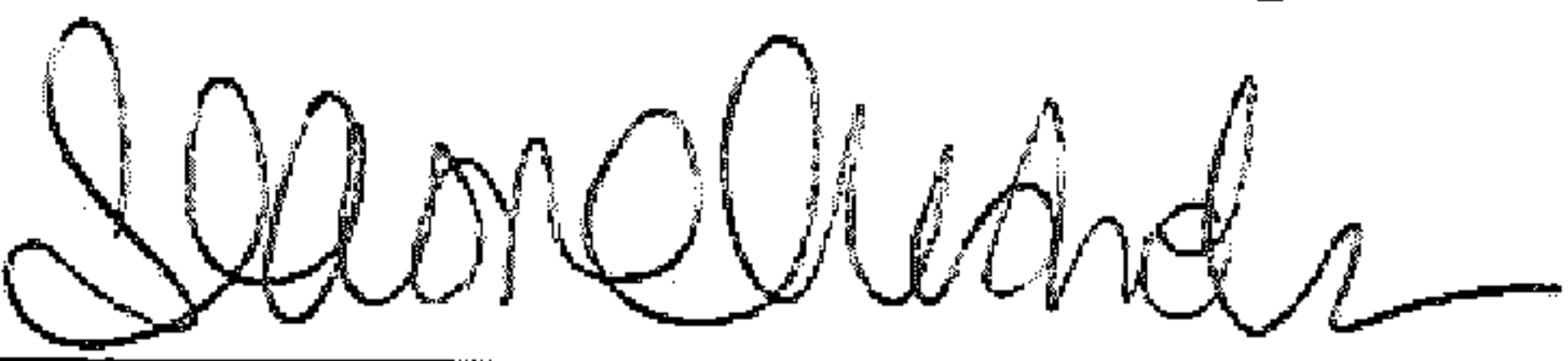
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

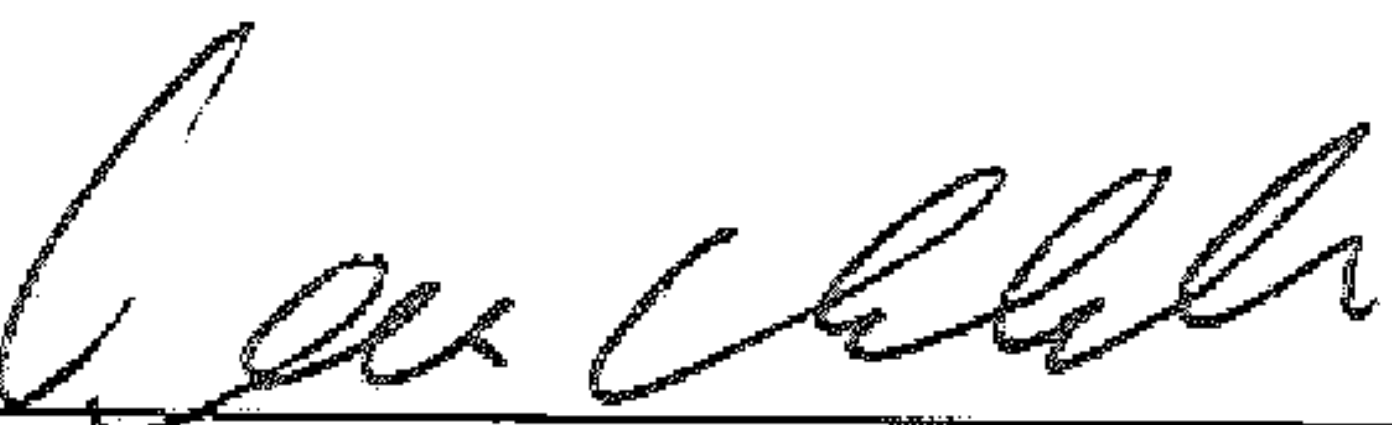
Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered in presence of


SEASON CHISHOLM
304 W. Venice Ave., Suite 217
Venice, Florida 34285


WALTER HAYNES BROWN II
11714 Tempest Harbor Loop
Venice, Florida 34292


GENE CHISHOLM
304 W. Venice Ave., Suite 217
Venice, Florida 34285


KAREN J. BROWN
11714 Tempest Harbor Loop
Venice, Florida 34292

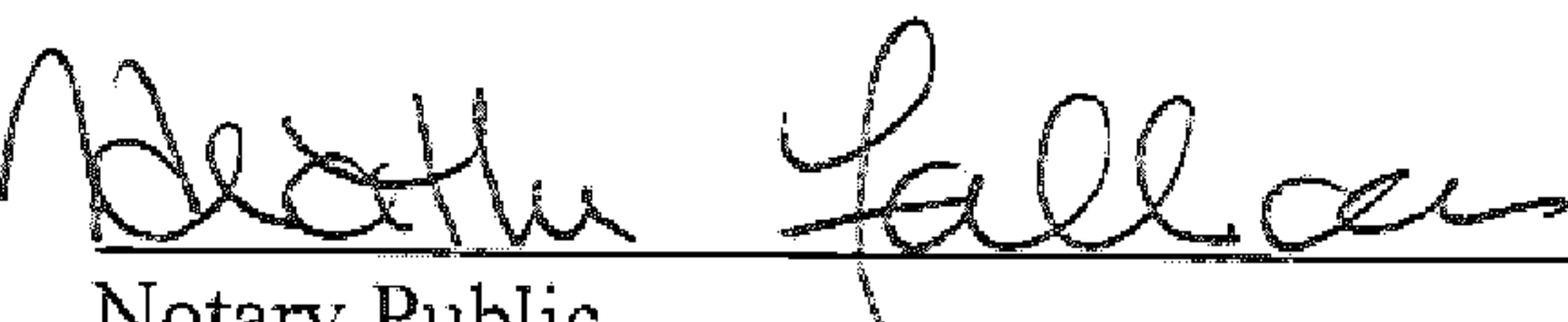
STATE OF FLORIDA

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COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by WALTER HAYNES BROWN II, who produced a driver's license issued by 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, and by KAREN J. BROWN, who produced a driver's license issued by 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on July 22, 2026.


Notary Public

