

7/23/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523661

Consideration: \$195,000.00

Prepared by and return to:

Proof Title, LLC

Attn: Aimee Bushway

50 South Lemon Avenue

Sarasota, FL 34236

Doc Stamp-Deed: \$1,365.00

Property Appraiser's Parcel ID No.: 0096-02-3025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 23rd day of July, 2026, by and between **ANNE MARIE TALTY AND MARK DEHANES, INDIVIDUALLY, AND AS SUCCESSOR TRUSTEES OF THE DANIEL THOMAS DEHANES REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2022**, whose address is **611 Glenbrook Drive, Harrisburg, PA 17110** (hereinafter "GRANTOR"), and **EVELYN L HELLSTROM, AS TRUSTEE OF THE EVELYN L. HELLSTROM REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 22, 2026**, whose address is **4471 McIntosh lake Ave, Sarasota, FL 34233** (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:

UNIT 116, BUILDING 44, SUNRISE GOLF CLUB CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1230, PAGES 1416 THROUGH 1467, INCLUSIVE, AND AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGES 38, 38A THROUGH 38E, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Kathleen M. Mulliken

Printed Name Kathleen M. Mulliken

P.O. Address 2301 Paxton Church Rd
Harrisburg PA 17110

(2) Broanna Mellott

Printed Name Broanna Mellott

P.O. Address 2301 Paxton Church Rd.
Harrisburg, PA 17110

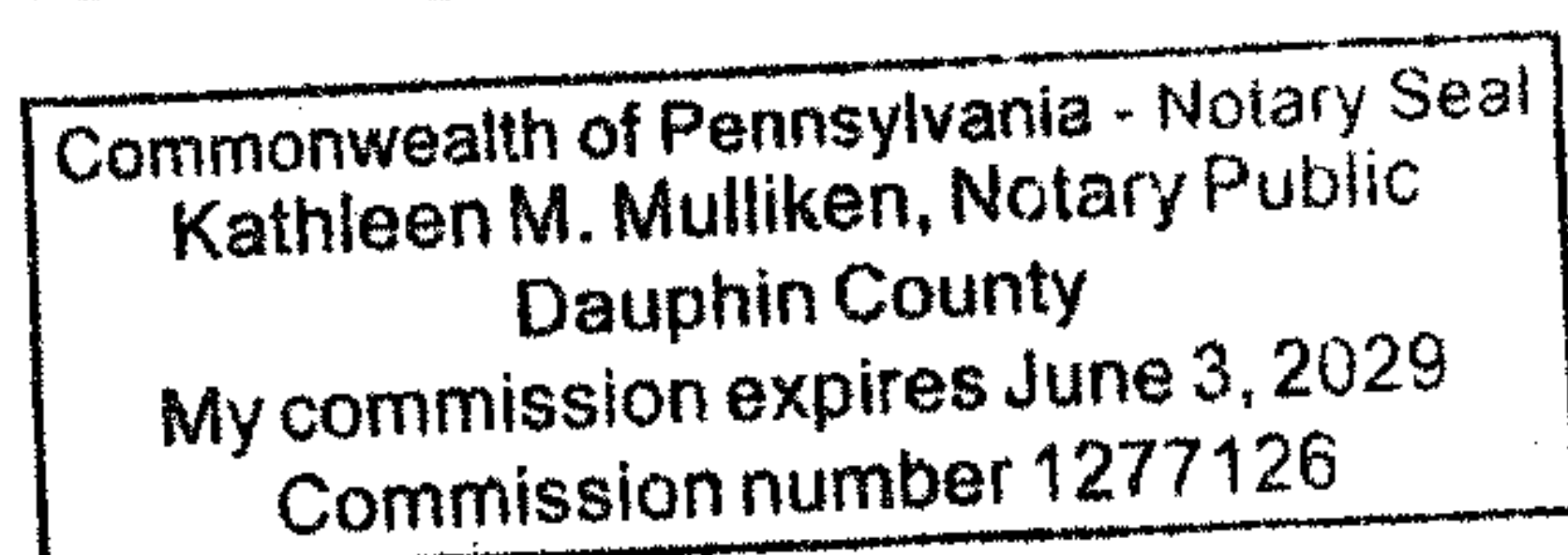
STATE OF Pennsylvania

COUNTY OF Dauphin

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21st day of July, 2026, by Anne Marie Talty, Individually, and as Successor Trustees of the Daniel Thomas DeHanes Revocable Living Trust, Dated September 26, 2022, () who is/are personally known to me or (X) who has/have produced PA Drivers License as identification.

Kathleen M. Mulliken
Signature of Notary Public

Kathleen M. Mulliken
Print, Type/Stamp Name of Notary



GRANTOR:

Anne Marie Talty and Mark DeHanes, Individually,
and as Successor Trustees of the Daniel Thomas
DeHanes Revocable Living Trust, Dated September
26, 2022

Anne Marie Talty
Anne Marie Talty, Individually, and as Successor
Trustee aforesaid

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 

Printed Name Elijah Ortiz

P.O. Address 208 LENOX AVE
WESTFIELD NJ 07090

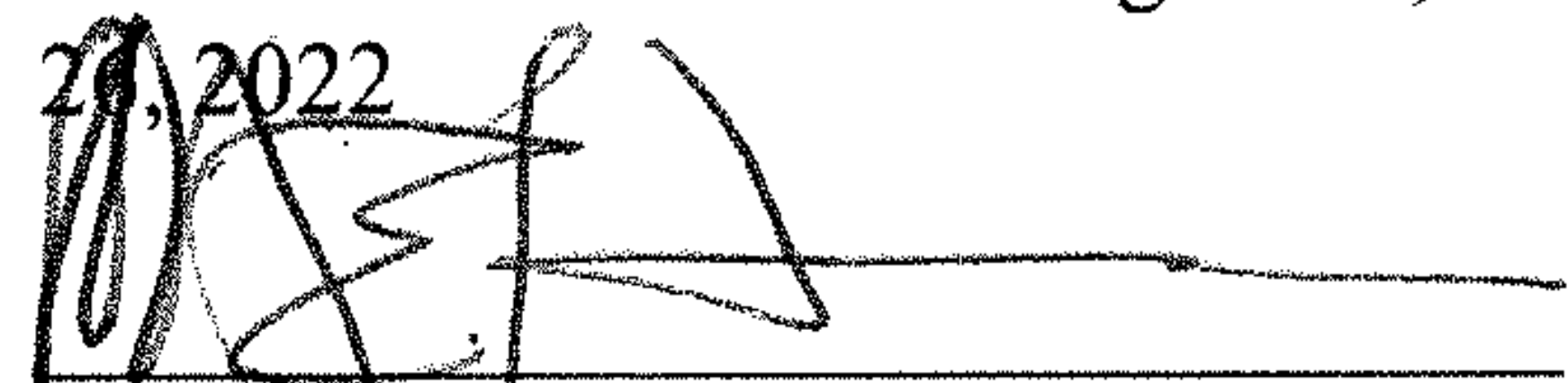
(2) 

Printed Name JANERA CATANO

P.O. Address 208 LENOX AVE
WESTFIELD NJ 07090

GRANTOR:

Anne Marie Talty and Mark DeHanes, Individually,
and as Successor Trustees of the Daniel Thomas
DeHanes Revocable Living Trust, Dated September
26, 2022



Mark DeHanes, Individually, and as Successor
Trustee aforesaid

STATE OF NEW JERSEY

COUNTY OF UNION

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21ST day of July, 2026, by Mark DeHanes, Individually, and as Successor Trustees of the Daniel Thomas DeHanes Revocable Living Trust, Dated September 26, 2022, () who is/are personally known to me or (X) who has/have produced NJ DRIVER'S LICENSE as identification.


Signature of Notary Public

MICHAEL MELILLO
Print, Type/Stamp Name of Notary

MICHAEL C. MELILLO JR.
Notary Public of New Jersey
ID# 50210550
Commission Expires May 30, 2028