

7/24/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524295

Doc Stamp-Deed: \$0.70

Prepared by:

Mindy Stein, M.S.W. Esq.
Law Offices of Mindy Stein, P.A.
6501 Congress Avenue, Suite 100
Boca Raton, Florida 33487
Phone: (561) 447-7644

NOTE TO RECORDER: This deed is a distribution of real property from a Trust to the named beneficiary. It is exempt from documentary stamp taxes pursuant to Florida Administrative Code Rule 12B-4.013(28)(a) and (e) as there is no change in beneficial ownership, and minimum documentary stamp tax of \$0.70 is being paid herewith.

TRUSTEE'S DISTRIBUTIVE WARRANTY DEED

This Trustee's Distributive Warranty Deed made this 21 day of JULY, 2026, by **Eileen T. Schneider and Robert W. Newmeyer, as Co-Trustees of the DONALD JOSEPH WALK REVOCABLE TRUST dated April 1, 2026**, (the "Trust") whose post office address is 511 SE 5th Avenue, #1511, Ft. Lauderdale, FL 33301 ("Grantor") and **Eileen T. Schneider, a single woman**, whose post office address is 511 SE 5th Avenue, #1511, Ft. Lauderdale, FL 33301, ("Grantee").

Witnesseth, that Grantor, for and in consideration of the foregoing wishes to distribute said property to the Grantee in connection with the distribution of the property by the Trust to its beneficiary, the Grantor has granted, conveyed and conformed unto the Grantee, heirs, successors and assigns forever, all of the interest of the Trust in and to the real property situated in **Sarasota County, Florida**, described as follows:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTIONS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes and assessments for the current year and subsequent years; all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities; easements, covenants, conditions, restrictions and reservations of record, if any, none of which are reimposed by this deed; and restrictions and matters appearing on the Plat or otherwise common to the subdivision.

To have and to hold the same in fee simple forever. And Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever.

Grantor certifies that the property described herein was not and has never been the homestead of the settlor of the Trust nor the homestead of any of the current Trustees or the current beneficiaries of the Trust or any spouse of a settlor, Trustee, or beneficiary, nor anyone for whose support to whom a Trustee or beneficiary has or is responsible nor adjacent to any such person's homestead property.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered
in the presence of:

**DONALD JOSEPH WALK REVOCABLE
TRUST dated April 1, 2026**


Signature of Witness 1
Printed Name: EDMUND C. KIELTY
Address: 400 BEACH DRIVE N.E.
APT 2302, ST. PETERSBURG, FL 33701


Eileen T. Schneider, Co-Trustee

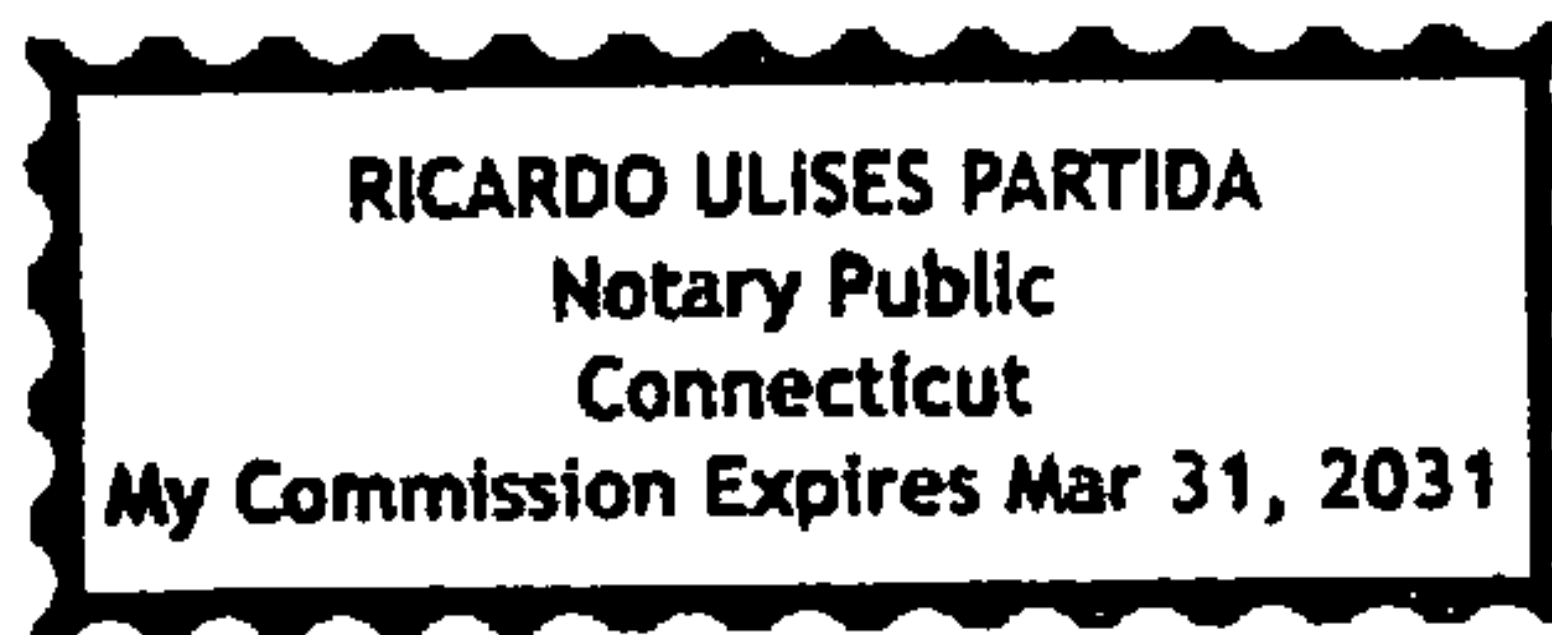

Signature of Witness 2
Printed Name: Ricardo Ulises Partida
Address: 5 River Rd, Wilton
CT 06897

STATE OF ~~FLORIDA~~ Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of July, 2026, by **Eileen T. Schneider, Co-Trustee of the DONALD JOSEPH WALK REVOCABLE TRUST dated April 1, 2026**, who ☐ is personally known to me or ☒ produced the following identification: Driver's License.

5536-218-50-822-0

(SEAL)

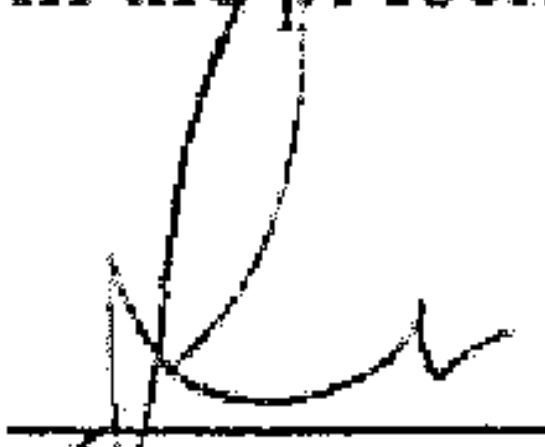



Signature of Notary
Ricardo Ulises Partida
Printed Name
03/31/2031
My Commission Expires

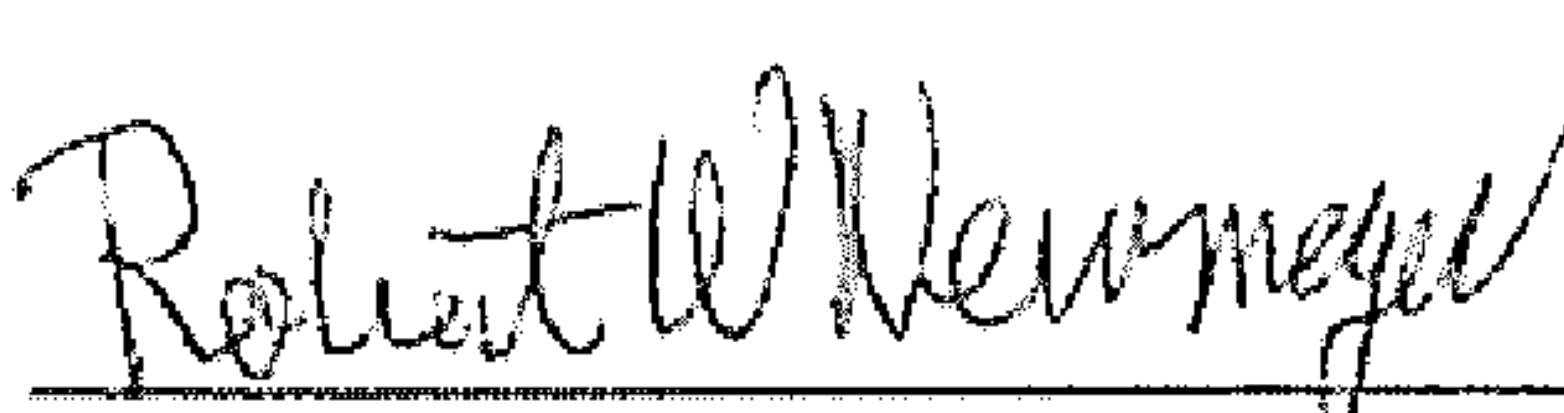
In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered
in the presence of:

**DONALD JOSEPH WALK REVOCABLE
TRUST** dated April 1, 2026



Signature of Witness 1
Printed Name: Stephanie Barney
Address: 5131 SW 186th Ave
Southwest Ranches, FL 33332



Robert W. Newmeyer, Co-Trustee

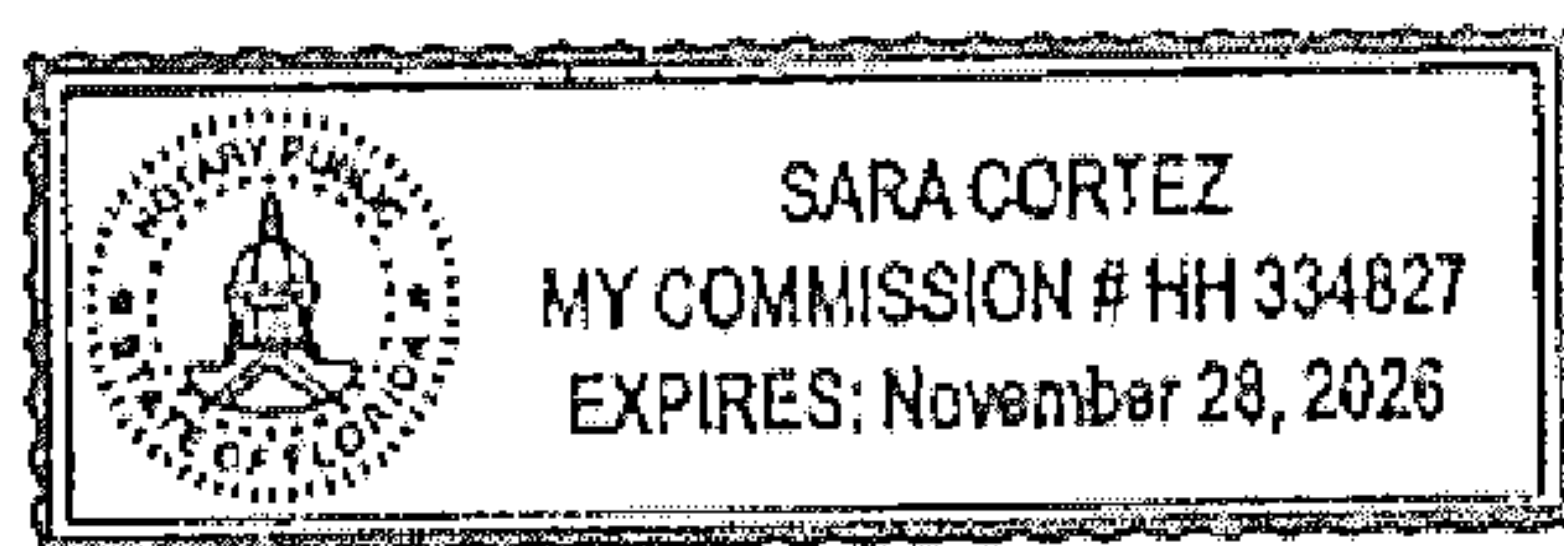


Signature of Witness 2
Printed Name: Catherine Cruz
Address: 2495 NW 11th Ave
DAVE, FL 33330

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 23 day of July, 2026, by **Robert W. Newmeyer, Co-Trustee** of the **DONALD JOSEPH WALK REVOCABLE TRUST** dated April 1, 2026, who ☐ is personally known to me or ☐ produced the following identification:
N-909-872-12-000-0

(SEAL)





Signature of Notary
Sara Cortez
Printed Name
November 28, 2026
My Commission Expires

EXHIBIT "A" – LEGAL DESCRIPTIONS

PARCEL NO. 1

Lot 10231, South Venice, Unit 38, as per Plat thereof recorded in Plat Book 6, Page 94, of the Public Records of Sarasota County, Florida.

Folio No. 0450040033

Situs Address: Rallus Road, Venice, 34293

PARCEL NO. 2

Lots 10229 and 10230, South Venice, Unit 38, as per Plat thereof recorded in Plat Book 6, Page 94, of the Public Records of Sarasota County, Florida.

Folio No. 0450040034

Situs Address: Rallus Road, Venice, 34293

PARCEL NO. 3

Lots 10265, 10266 and 10267, South Venice, Unit 38, as per Plat thereof recorded in Plat Book 6, Page 94, of the Public Records of Sarasota County, Florida.

Folio No. 0450040017

Situs Address: 315 Baffin Drive, Venice, FL, 34293

PARCEL NO. 4

Lots 10268, 10269, 10270, 10271 and 10272, South Venice, Unit 38, as per Plat thereof recorded in Plat Book 6, Page 94, of the Public Records of Sarasota County, Florida.

Folio No. 0449130017

Situs Address: Baffin Drive, Venice

PARCEL NO. 5

Lots 10224, 10225 & 10226, South Venice, Unit 38, as per Plat thereof recorded in Plat Book 6, Page 94, of the Public Records of Sarasota County, Florida.

Folio No. 0449130016

Situs Address: 220 Rallus Road, Venice, FL, 34293