

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026101241 4 PG(S)**

7/24/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524295

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

Doc Stamp-Deed: \$0.70

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 26 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 **Adriaan Dolleman, a single man**, whose post office address is 346 Rallus Road, Venice, FL, 34293, ("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:

LOTS 10227 AND 10228, SOUTH VENICE, UNIT 38, OR 584-388

FOLIO NO. 0450040035

SITUS ADDRESS: 346 RALLUS ROAD, VENICE, FL, 34293

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]
Signature of Witness 1

Printed Name: Edmundo C. Sili

Address: 400 BEACH DRIVE NE
Apt 2302, St. Petersburg, FL 33701

[Signature]

Eileen T. Schneider, Co-Trustee

[Signature]
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.

5536-218-50-823-0

(SEAL)

[Signature]
Signature of Notary

Ricardo Ulises Partida

Printed Name

03/31/2031

My Commission Expires

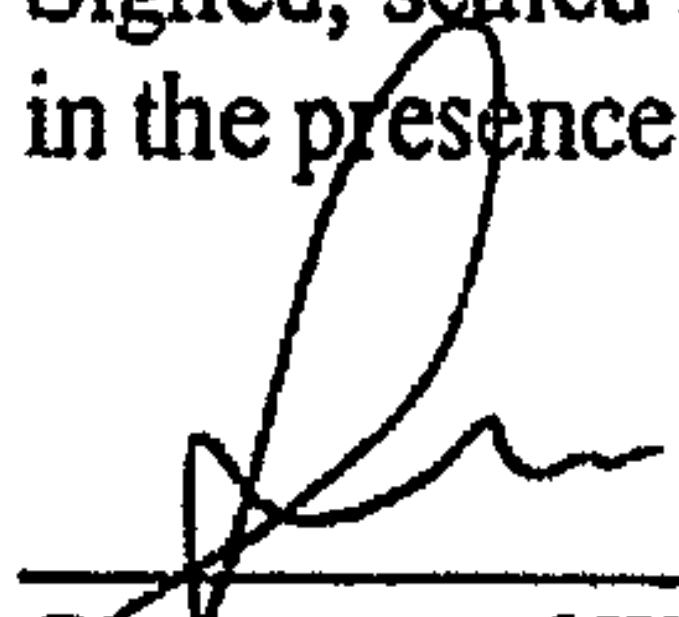
RICARDO ULISES PARTIDA
Notary Public
Connecticut
My Commission Expires Mar 31, 2031

RICARDO ULISES PARTIDA
Notary Public
Connecticut
My Commission Expires Mar 31, 2031

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**

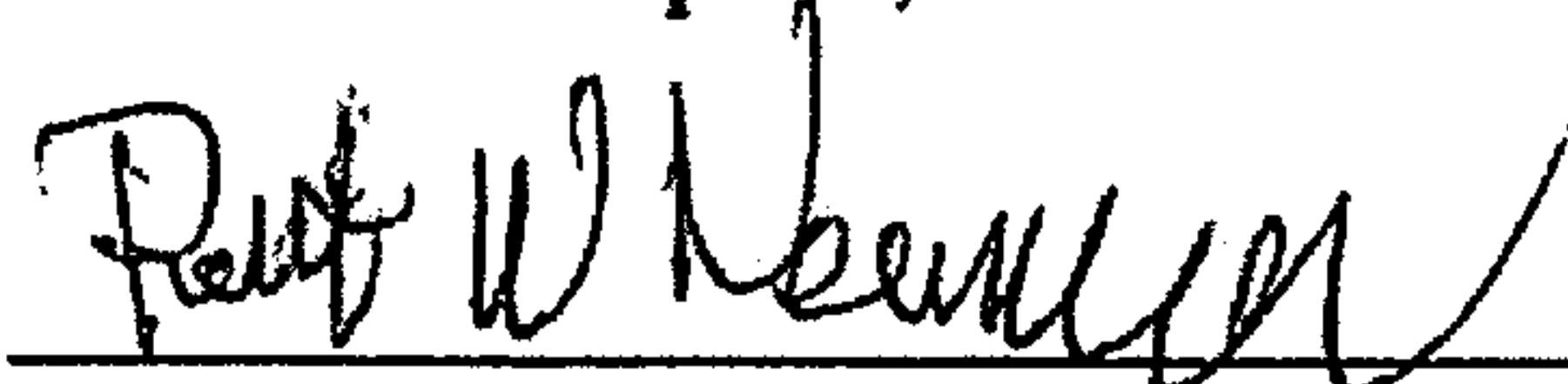


Signature of Witness 1

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: 2695 SW 110 Ave

DAVE, FL 33220

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 21 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 408-872-12-000-0.

(SEAL)





Signature of Notary

Printed Name

November 28, 2026

My Commission Expires