

8/7/2026 12:29 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529855

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Our File: 51576
Parcel ID 0119020045

Doc Stamp-Deed: \$4,287.50

GENERAL WARRANTY DEED INTO TRUST

Made this 7th day of August, 2026 by **James L. Aguilard and Jane Aguilard, Husband and Wife**, whose post office address is: 6501 17th Avenue West Apt W317, Bradenton, FL 34209, hereinafter called the grantor, to: **Mark D. Hunter and MaryCarol R. Hunter, Trustees of the Mark D. Hunter and MaryCarol R. Hunter Revocable Living Trust u/a/d April 15, 2019**, whose post office address is: 245 Waterford Way, Atlanta, GA 30306, hereinafter called the grantee.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee/Trustee, his/her/their successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Sarasota County, Florida to wit:

Lot 1055, VILLAGEWALK UNIT 3B, according to the plat thereof, as recorded in Plat Book 44, Pages 34 through 34I, of the Public Records of Sarasota County, Florida.

TOGETHER WITH all tenements, hereditaments, appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

FURTHER GRANTEE(S)/TRUSTEE(S) SHALL HAVE AND HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee(s) is/are vested with full rights of ownership over the above-described real estate and Trustee(s) is/are specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchange and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Our File: 51576
Parcel ID 0119020045

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 689, Florida Statutes;

(f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any persons firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferee and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto as collateral hereto.

4. This conveyance is made in conformance with the provisions of Sections 689.071, Florida Statutes.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed the said instrument or taken said action.

7. Any Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

SIGNATURES FOLLOW ON NEXT PAGE

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Our File: 51576
Parcel ID 0119020045

In Witness whereof, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:



Witness

Printed Name: Derek Eisemann

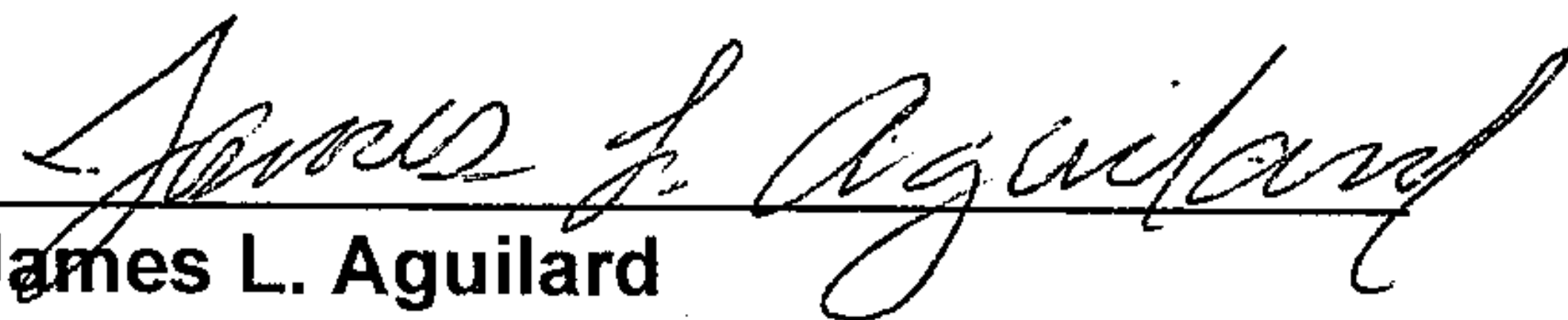
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237



Witness

Printed Name: Amanda Cole

P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237

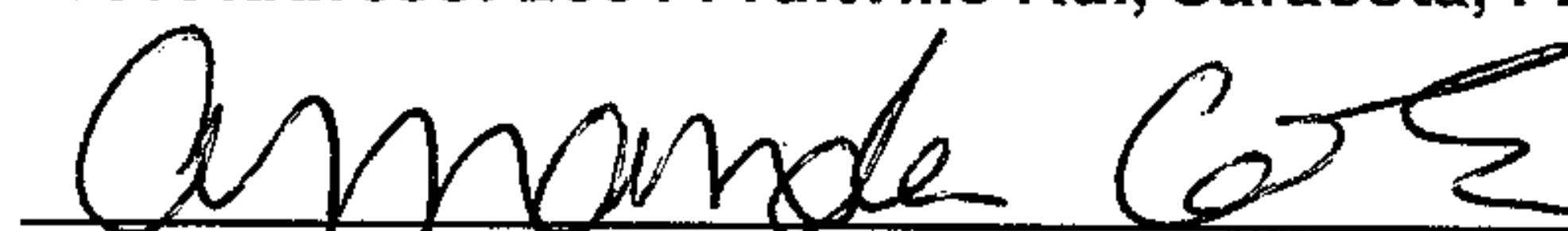

James L. Aguilard



Witness

Printed Name: Derek Eisemann

P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237



Witness

Printed Name: Amanda Cole

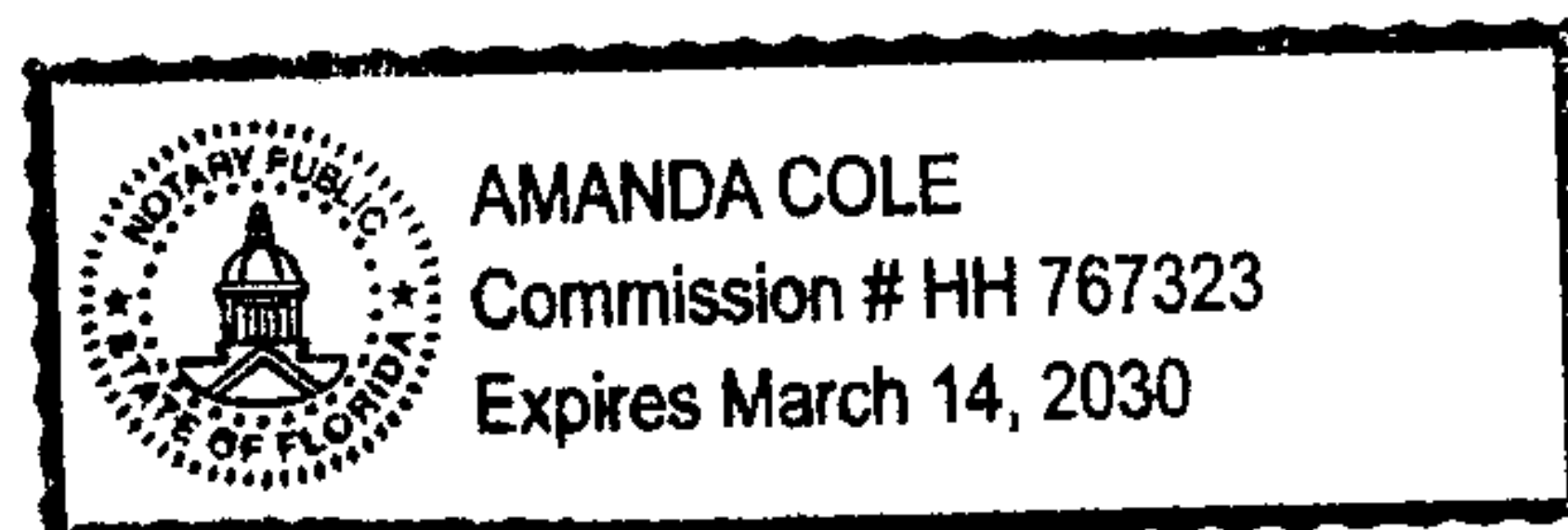
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237


Jane Aguilard

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August, 2026 by **James L. Aguilard and Jane Aguilard**, who is/are personally known to me or who has/have produced FL DL as identification.

[Notary Seal]





Notary Public

My Commission Expires: