

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111622 2 PG(S)

8/17/2026 11:41 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533270

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29559

Doc Stamp-Deed: \$4,900.00

Consideration: \$700,000.00

General Warranty Deed

Made this August 13th, 2026 By Archie Nelson and Eleanor Nelson, individually as husband and wife and as Trustees of the Nelson Family Revocable Trust dated June 13, 2005, whose post office address is: 1700 3rd Avenue W., Unit #806, Bradenton, Florida 34205, hereinafter called the Grantor, to Belkassem Benzair, as Trustee of the Hamani Benzair Family Trust dated January 8, 2025, as amended, whose post office address is: 2501 Farms Court, Sarasota, Florida 34240, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 222, BARTON FARMS, UNIT 4A, according to the plat thereof, as recorded in Plat Book 44, Page 42, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0243010011

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Archie Nelson and Eleanor Nelson are still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

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

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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.

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

Signed, sealed and delivered in our presence:

Witness Signature:

Witness # 1 Printed Name:

Post Office Address:

Witness Signature:

Witness # 2 Printed Name:

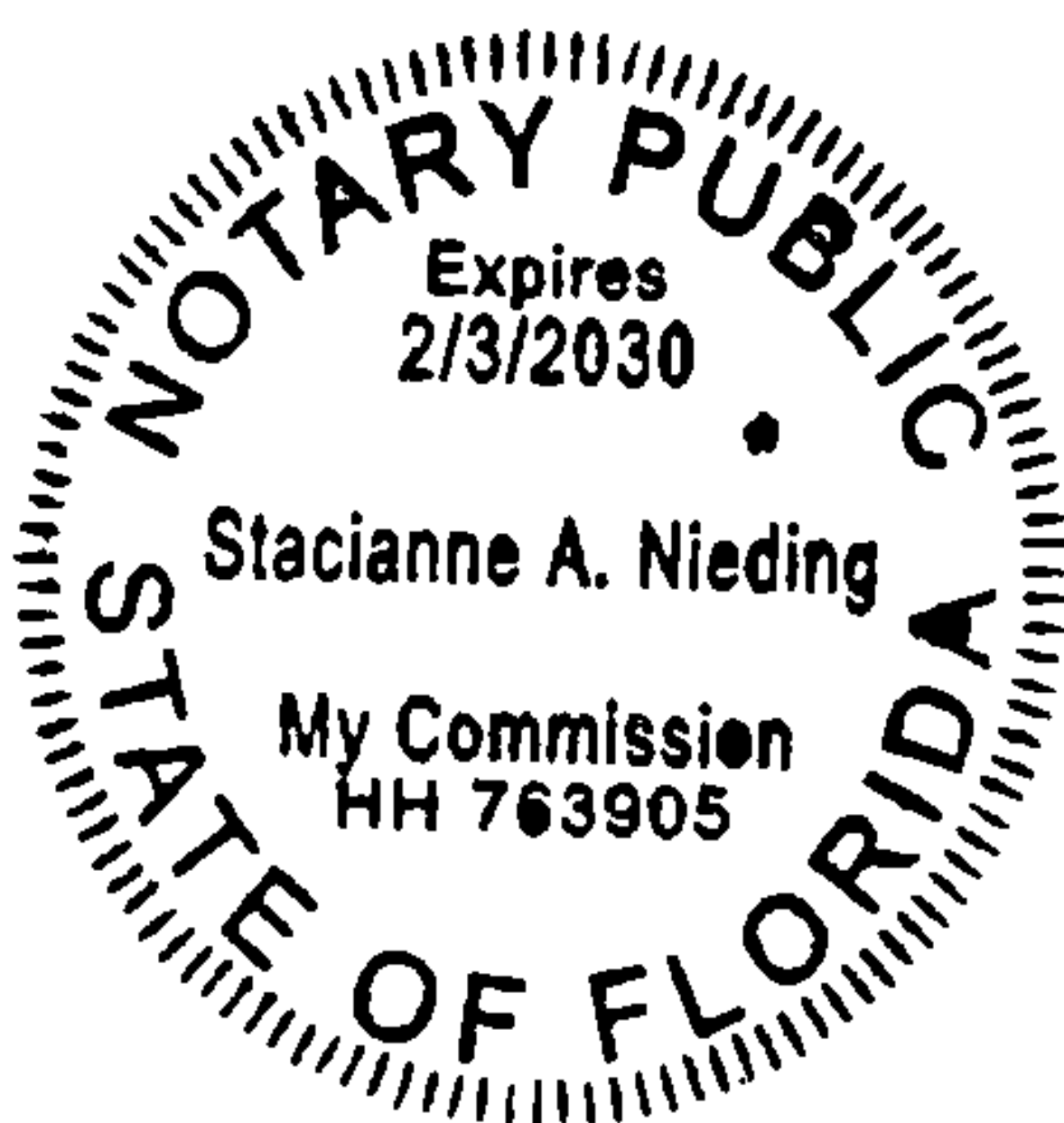
Post Office Address:

State of

County of

I am a Notary Public of the State of Florida, and my commission expires on 02-03-2030. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 13, 2026, by Archie Nelson and Eleanor Nelson, individually and as Trustees of the Nelson Family Revocable Trust dated June 13, 2005, who are personally known to me or who produced DRIVERS LICENSE as identification.

(SEAL)



Stacianne A. Nieding
Notary Public
My Commission Expires: 02-03-2030