

Prepared by and return to:
Tammy Melichar
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

8/25/2026 2:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3536992

Doc Stamp-Deed: \$9,275.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of August, 2026 between Russel Ray Campbell and Stephanie A. Campbell, Husband and Wife, Individually and as Trustees, of the Campbell Revocable Trust under agreement dated December 5, 2019 whose post office address is 486 Yacht Harbor Drive, Osprey, FL 34229, grantor, and Rachel Hack and Timothy Hack, Wife and Husband whose post office address is 486 Yacht Harbor Dr, Osprey, FL 34229, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 212, SOUTH BAY YACHT & RACQUET CLUB, according to the plat thereof, as recorded in Plat Book 22, Page 27, of the Public Records of Sarasota County, Florida.

Parcel Number: 0157100046

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.

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 12/31/2025.

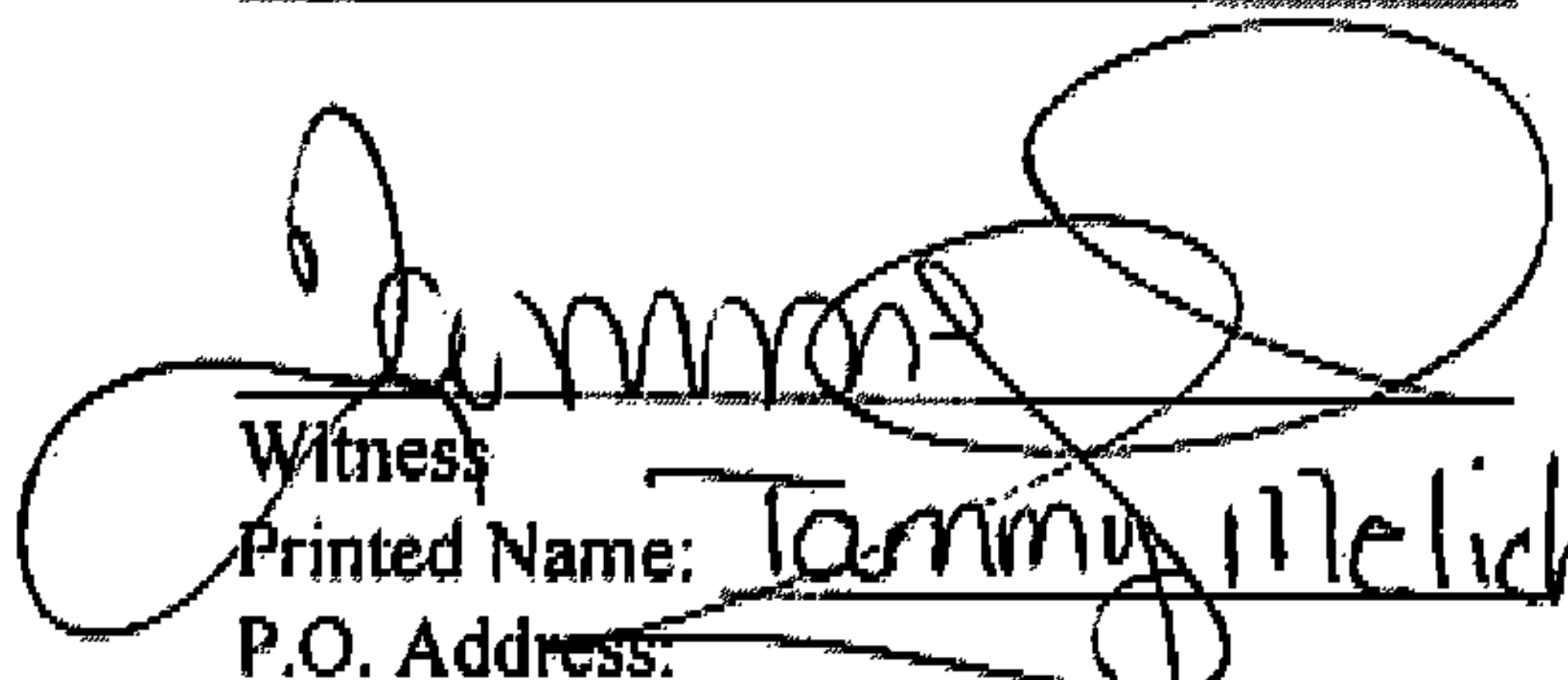
Signature pages to follow

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Donald W. Seabolt Jr.
P.O. Address: _____
713 S. Orange Ave, Ste 201, Sarasota, FL 34236


Stephanie A. Campbell, Individually and as Trustee of the
Campbell Revocable Trust under agreement dated December
5, 2019

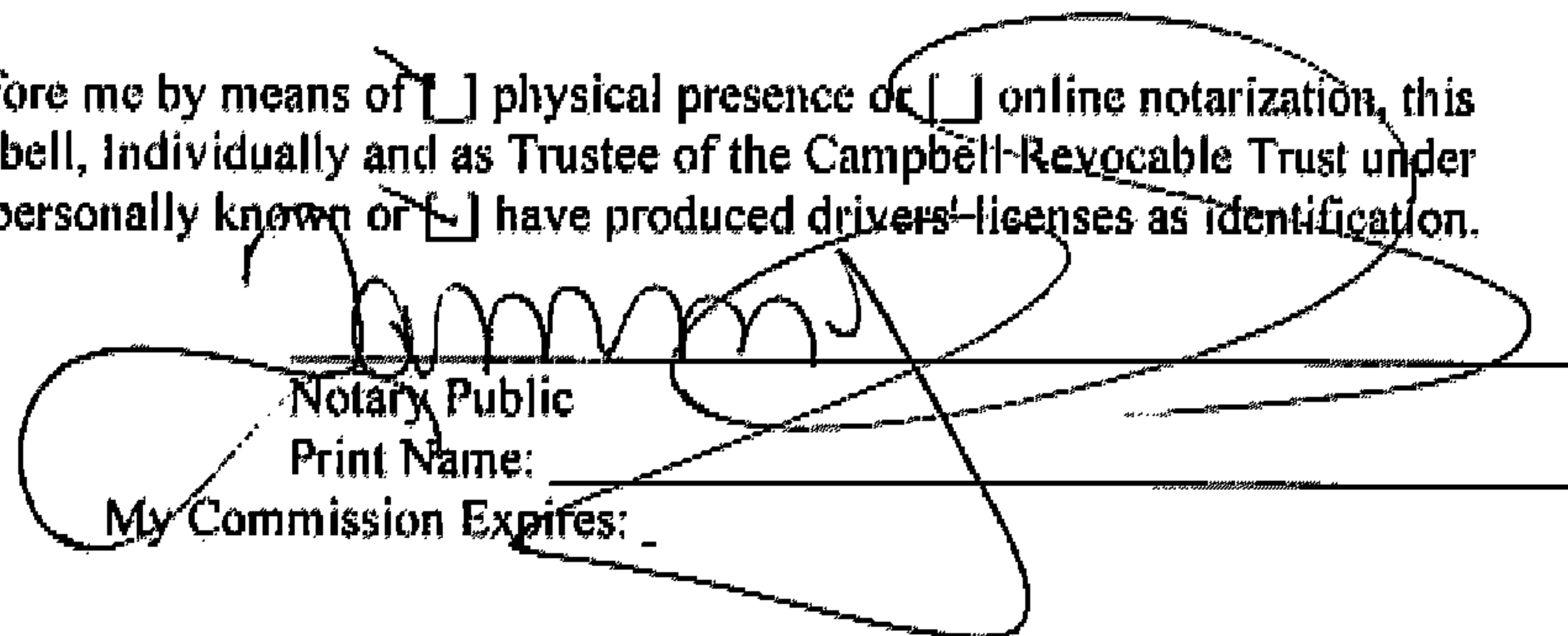

Witness
Printed Name: Tammy Melichar
P.O. Address: _____
713 S. Orange Ave, Ste 201, Sarasota, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24th day of August, 2026 by Stephanie A. Campbell, Individually and as Trustee of the Campbell Revocable Trust under agreement dated December 5, 2019 who ☐ are personally known or ☐ have produced drivers licenses as identification.

[Seal]

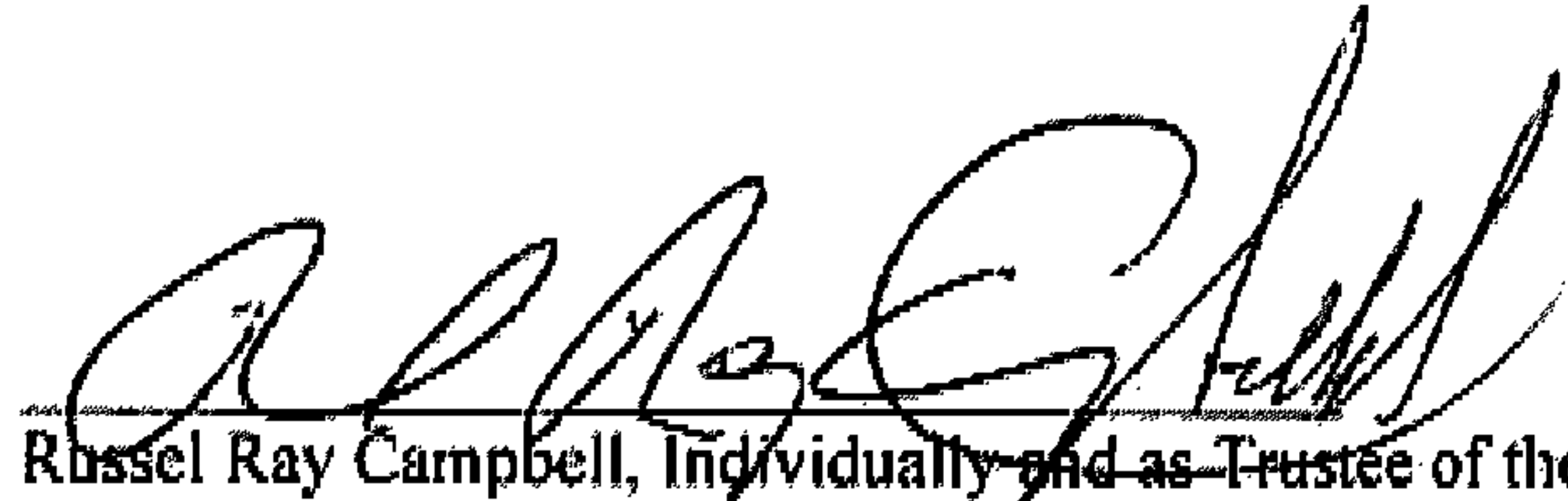


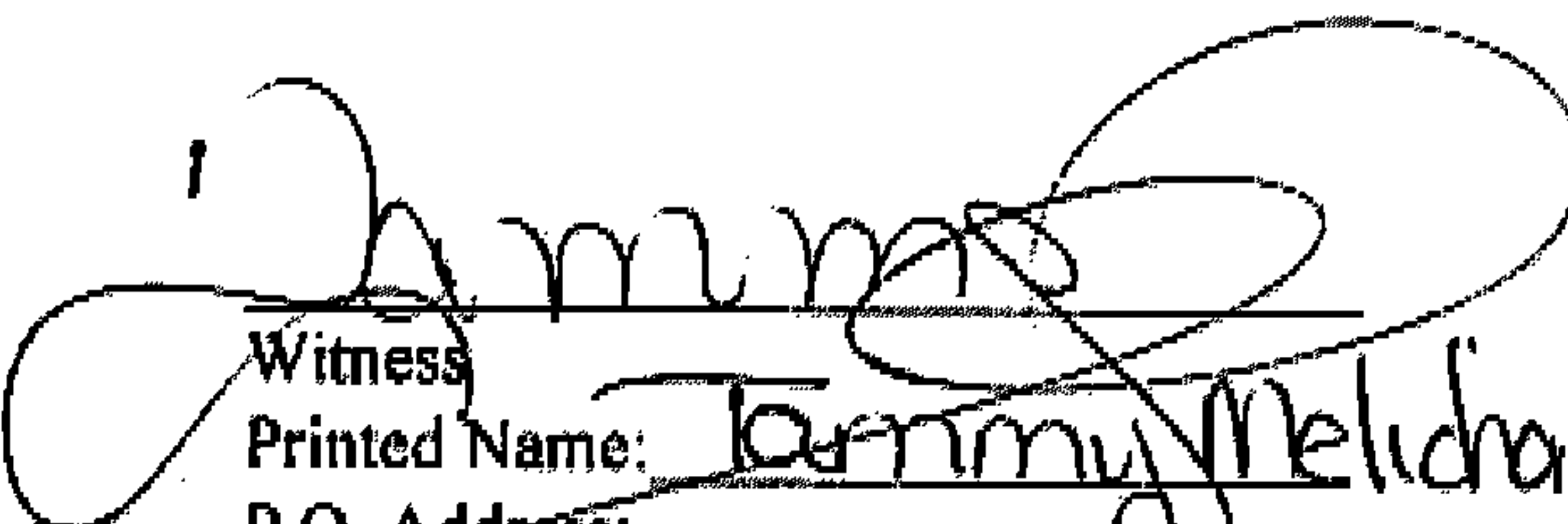

Notary Public
Print Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Kelly D. Parsons
P.O. Address: 713 S. Orange Ave #201
Sarasota, FL 34236

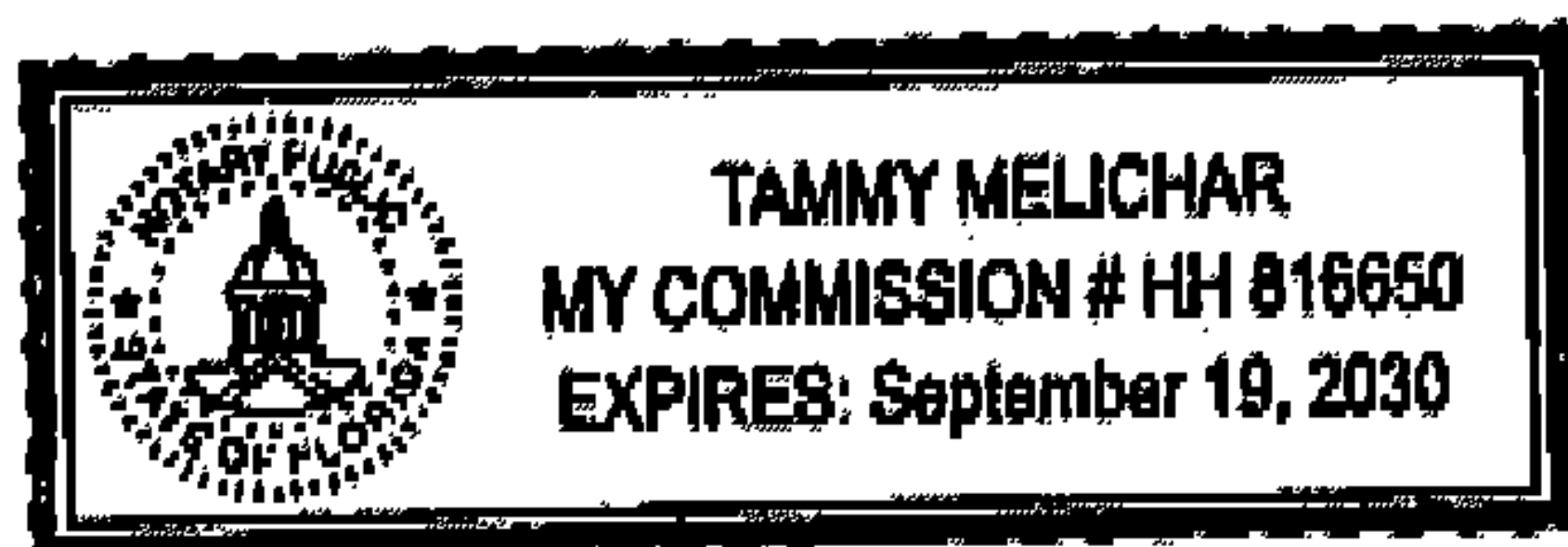

Russel Ray Campbell, Individually and as Trustee of the
Campbell Revocable Trust under agreement dated December
5, 2019

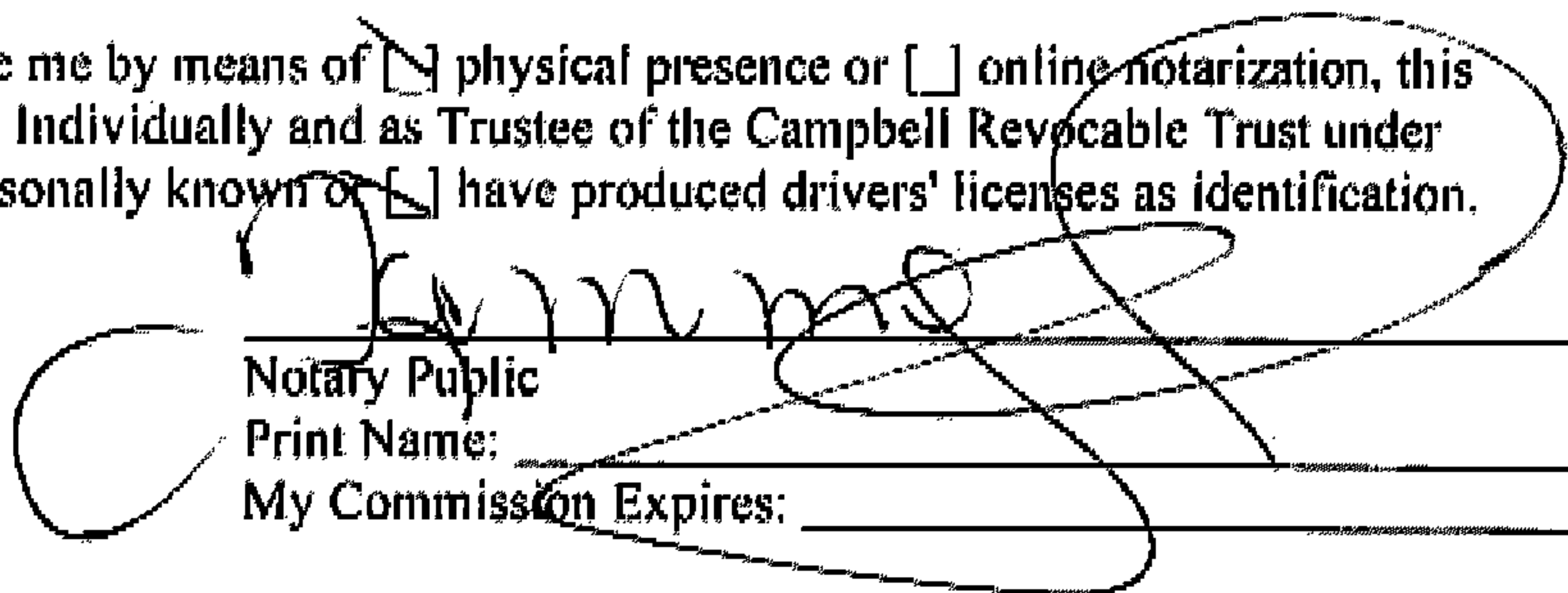

Witness
Printed Name: Tammy Melichar
P.O. Address: 713 S. Orange Ave, Ste 201, Sarasota, FL 34236

State of Florida
County of Sarasota

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The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
25th day of August, 2026 by Russel Ray Campbell, Individually and as Trustee of the Campbell Revocable Trust under
agreement dated December 5, 2019 who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____