

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116268 2 PG(S)

8/26/2026 11:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537348

Incident to the issuance of title insurance.

Prepared by and return to:

Dixie Roth

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750526-05912

Doc Stamp-Deed: \$5,460.00

Warranty Deed

*a married man,

This Warranty Deed, dated August 25, 2026 by **Craig William Cannon**,^{*} **Individually and as the Successor Trustee of The Nellie D. Cannon Living Trust u/a/d April 25, 1994, as amended**, hereinafter called the Grantor, to **Donna D. Wallace and Michael S. Wallace, Wife And Husband**, who has a mailing address of 3160 North Shore Drive, Wayzata, MN 55391 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 11, NORTH CREEK ESTATES, as shown by the plat recorded in Plat Book 41, Page 33, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0142020070

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

The Nellie D. Cannon Living Trust u/a/d April 25, 1994, as amended

Craig William Cannon

By: Craig William Cannon, Individually and as Successor Trustee
After Closing Address:

11402 Fox Vale Glen Ct
Oakton, VA 22124

William Mack

Witness: (Signature)

William Mack

Printed Name

472 Cherry Ave Apt B

Address

Waynesboro, VA 22980

City, State, Zip

Tara L Golden

Witness: (Signature)

Tara L Golden

Printed Name

2400 NE 10th St Apt 106

Address

Pompano Beach, FL 33062

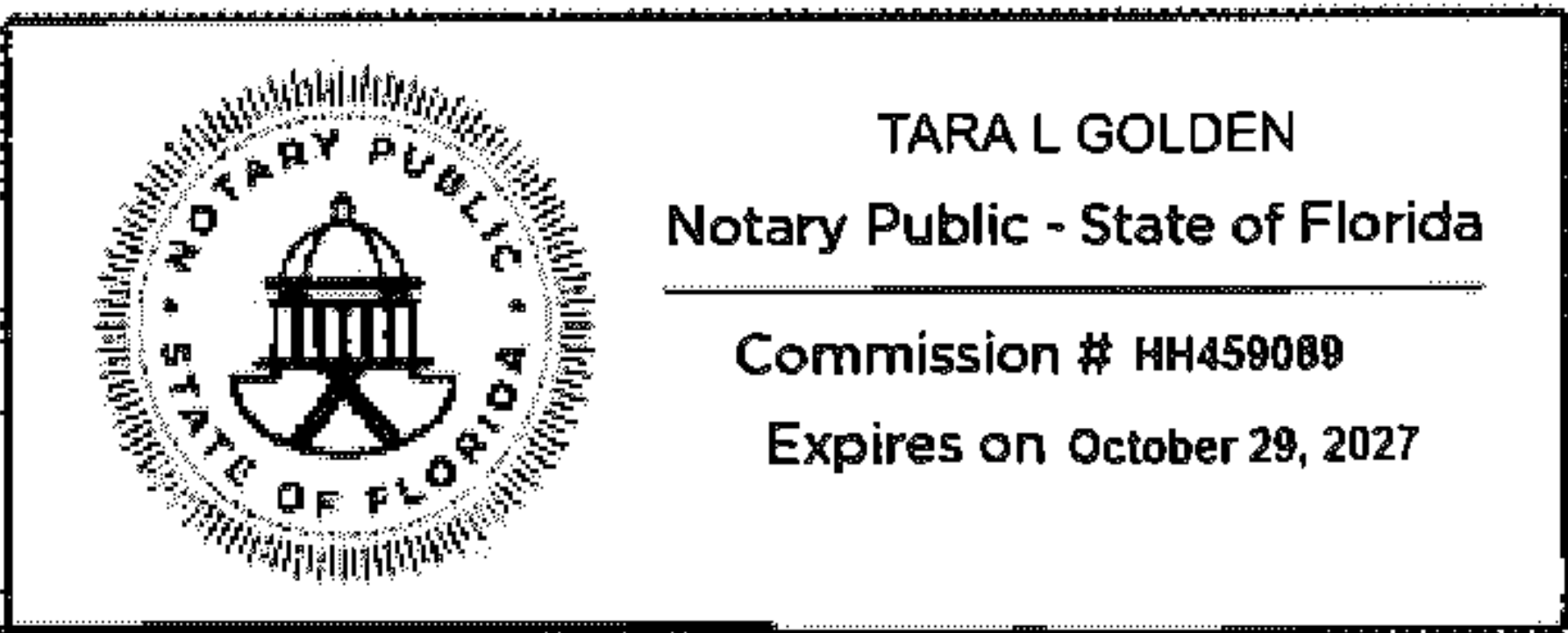
City, State, Zip

STATE OF: Florida
COUNTY OF: Broward

The foregoing instrument was acknowledged on 08/24/2026 by means of () physical presence or (✓) online notarization By: Craig William Cannon, Individually and as Successor Trustee of The Nellie D. Cannon Living Trust u/a/d April 25, 1994, as amended who is () personally known to me; or (X) produced a DL as identification.

Tara L Golden
Notary Public (signature)

Print Name: Tara L Golden
My Commission Expires: 10/29/2027



Notarized remotely online using communication technology via Proof.