

8/26/2026 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537605

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$4,025.00

File Number: 2026-87

Consideration: \$575,000.00

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Warranty Deed

This Warranty Deed made as of this 26th day of August, 2026, between Steven Franzel and Karen Franzel a/k/a Karen Hairston, husband and wife, whose post office address is 875 Creston Drive, Maitland, FL 32751, grantor, and Richard A. Dobson and Shelley-Beth Dobson, Co-Trustees of the Dobson Joint Trust, dated June 5, 2026, whose post office address is 102 Calle Del Paradiso, Venice, FL 34285, 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, situate, lying and being in, **Sarasota County, Florida** to-wit:

Lot 1, Bellagio on Venice Island, according to the map or plat thereof, as recorded in Plat Book 41, Pages 29, 29A through 29H, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0430080020

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interest conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

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, grantor has hereunto set grantor's hand and seal this 20 day of August, 2026.

Signed, sealed and delivered in our presence:

Witness

Printed Name: Dwayne Straghan

Address: 465 S Orlando Ave
Maitland FL 32751

Witness

Printed Name: Juan Mainou

Address: 465 S Orlando Ave
Maitland FL 32751

Steven Franzel

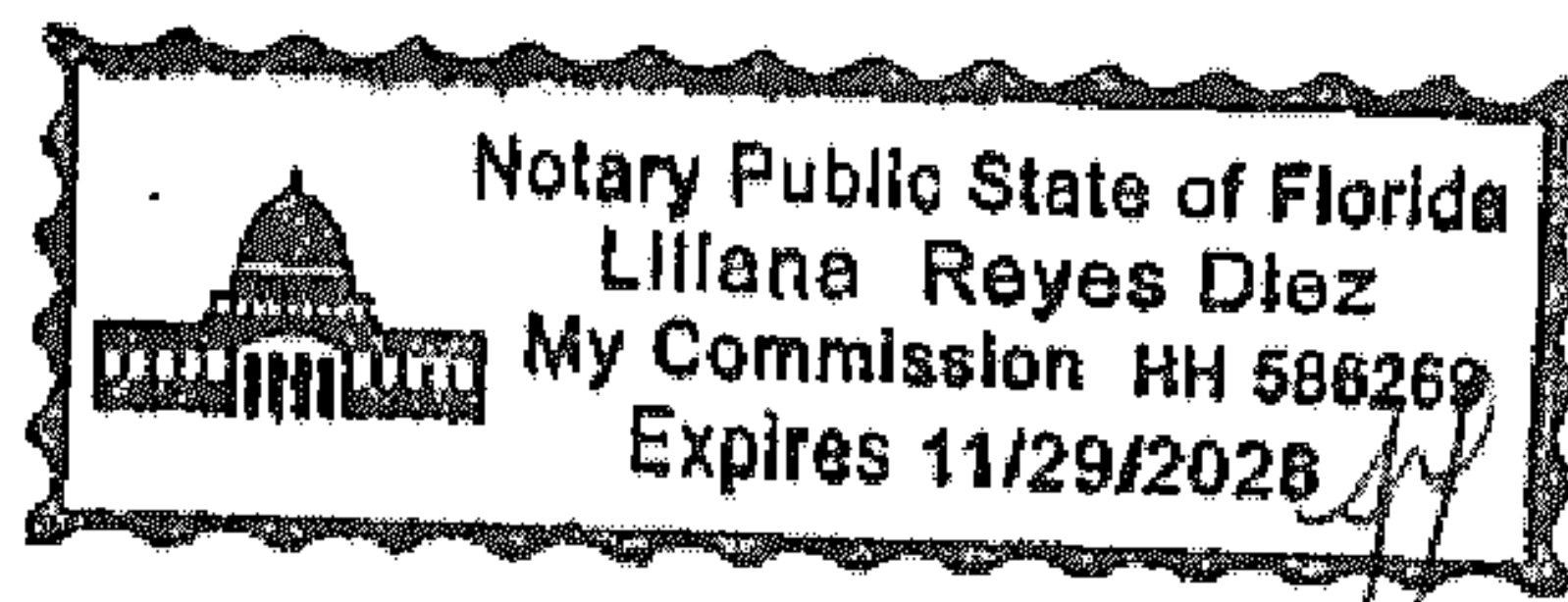
Karen Franzel a/k/a Karen Hairston

State of Florida

County of ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of AUGUST, 2026, by Steven Franzel and Karen Franzel, who ☐ are personally known or ☒ have produced DRIVER LICENSE as identification.

[Seal]



Notary Public

Print Name: LILLIANA REYES DIAZ

My Commission Expires: NOV/29/2028