

Prepared by and return to:

✓ Michael McGee
1652 31st Ave N, Unit 3
St. Petersburg, FL 33713

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117453 2 PG(S)
August 27, 2026 04:55:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



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Sarasota County Parcel ID: 0071-04-0022

Warranty Deed

This Warranty Deed made this 27th day of **August, 2026** between **HUNTER BARCOMB**, a **single man**, whose post office address is 2110 W Kentucky Ave, Tampa, FL 33607 (the "Grantor") and **MICHAEL McGEE**, as **Trustee of the RIP 12 LAND TRUST** dated **August 26, 2026**, whose post office address is 1652 31st Ave N, Unit 3 St. Petersburg, FL 33713 (the "Grantee") **with full power and authority to deal with the property as directed by the beneficiaries, including the power to protect, to conserve, sell, convey, mortgage, lease, and otherwise manage and dispose of the Property pursuant to Section 689.073, Florida Statutes. The Trustee shall not be personally liable for any obligations arising from ownership or management of the property, and all persons dealing with the Trustee shall look solely to the trust property.**

(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 **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**, to-wit:

**LOT 20, BLOCK I, SOUTH GATE RIDGE UNIT THREE,
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT
BOOK 10, PAGE 93 AND 93A, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.**

Property Address: 4460 Emerald Ridge Drive, Sarasota, FL 34233

Subject to all restrictions, reservations, and easements of record, if any; zoning restrictions and prohibitions imposed by governmental authority, and taxes for the year 2026 not yet due and payable.

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.

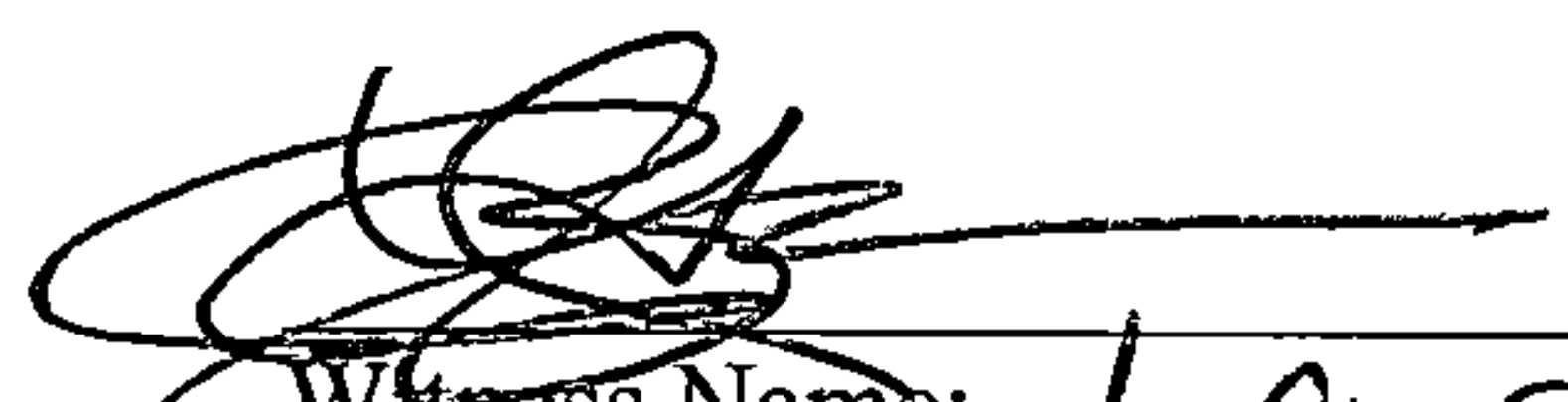
And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:


Witness Name: Raneicia Boyd
Post Office Address: 475 Central Ave
St. Petersburg FL 33701

By: 
HUNTER BARCOMB


Witness Name: Lauren Pack
Post Office Address: 475 Central Ave Ste. 402
St. Petersburg FL 33701

STATE OF Florida)
COUNTY OF Pineles)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 27 day of August, 2026, by **HUNTER BARCOMB**, who () is personally known to me or (☒) produced the following identification: FL DL.




NOTARY PUBLIC, State of Florida
My commission expires: 2/14/29