

9/1/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

PREPARED BY AND RETURN TO:

SIMPLIFILE

Receipt # 3539694

DAVID H. ROSENBERG, ESQUIRE

Florida Bar #: 0124753

DHR LAW, PLLC

2639 Fruitville Road

Second Floor, Suite 203

Sarasota, Florida 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$7,525.00

WARRANTY DEED

This Warranty Deed is made by **Dorothy L. Scheurenbrand, a single woman, Individually and as Trustee of the Dorothy L. Scheurenbrand Trust dated March 26, 1996, as amended**, whose post office address is: 8400 Vamo Rd. #510 Sarasota, FL 34231 hereinafter referred to as "**Grantor**", to **Roseanne Clark, as Trustee of the Clark-Davis Family Trust u/a/d 12/15/2022**, whose post office address is: 4895 Peregrine Point Circle E. Sarasota, FL 34231, hereinafter referred to as "**Grantee**".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Lot 110, LANDINGS UNIT 1, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 12, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is **0083020026**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustees shall have the full power and authority as set forth in Florida Statute 689.073, including without limitation to protect, conserve, sell, lease, mortgage, encumber or otherwise manage and dispose of the real property conveyed herein.

The Trustees shall have no personal liability, and any liability shall be limited to the assets in the Trust. The interest of any beneficiaries of the Trust shall be interests in personal property only.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 21st day of August, 2026.

WITNESSES:

[Signature]
Print Name: William A. Dooley

Address:
2042 Ben Ridge Rd
Sarasota, FL 34237

[Signature]
Print Name: DEIRDRE CURRAN

Address:
2792 Moss Oak Dr
Sarasota, FL 34231

STATE OF Florida
COUNTY OF Sarasota

[Signature]
Dorothy L. Scheurenbrand,
Individually and as Trustee of the
Dorothy L. Scheurenbrand Trust
dated March 26, 1996, as amended

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2026, by Dorothy L. Scheurenbrand, Individually and as Trustee of the Dorothy L. Scheurenbrand Trust dated March 26, 1996, as amended, who is (Notary choose one) ☒ personally known to me, or ☐ who has produced _____ as identification.

[Signature]
Notary Public
Print Name:
My Commission Expires:

