

PREPARED BY:/RETURN TO:
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Recording Fee \$10.00
Doc. Stamp Tax \$0.70
File No. 260313

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119228 1 PG(S)
9/1/2026 1:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539827

WARRANTY DEED Doc Stamp-Deed: \$0.70

THIS INDENTURE, made this 1 September 2026, between **Krista Lewin-Wilmoth, a married woman**, Grantor, and **Melvin Wilmoth and Krista Lewin-Wilmoth as Co-Trustees, and their successors, of The Wilmoth Family Revocable Trust under Declaration of Trust dated September 1, 2026**, Grantees, whose post office address is **4460 Wecoma Avenue, North Port FL 34287**.

WITNESSETH, that said Grantor, for and in consideration of the sum of ONE DOLLAR 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 successors and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 18, Block 2257, 46th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 19, Pages 45 and 45A through 45F, of the Public Records of Sarasota County, Florida. Tax Parcel ID 1127225718.

AND

Lot 37, Block 2242, 46th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 19, Pages 45 and 45A through 45F, of the Public Records of Sarasota County, Florida. Tax Parcel ID 1128224237.

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

With full power in Grantees and Grantees' successors as Trustee to sell, lease, mortgage or otherwise convey the subject property or any part thereof or any interest therein, to subdivide the same or combine it with others for purposes of sale, lease or development, and otherwise to manage, conserve and protect the subject property.

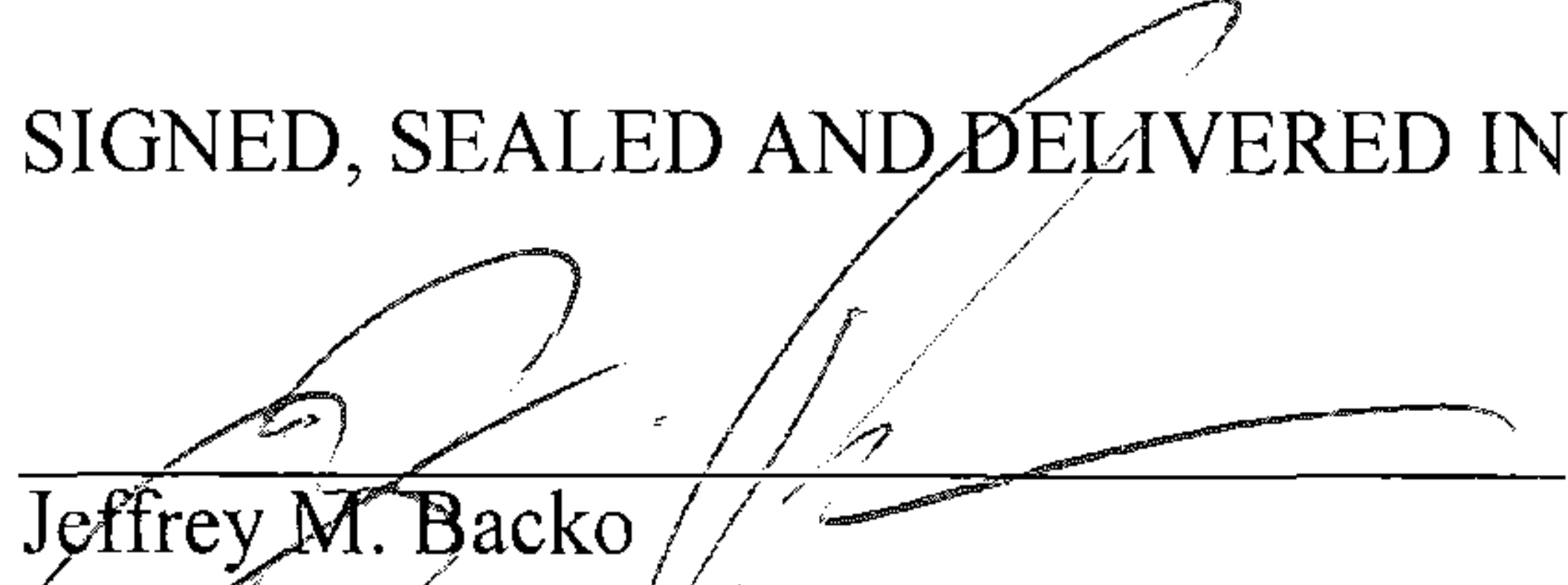
GRANTOR warrants and covenants that the subject real property does not constitute and is not contiguous to Grantor's homestead, and that Grantor resides at the address shown under Grantor's signature on this instrument.

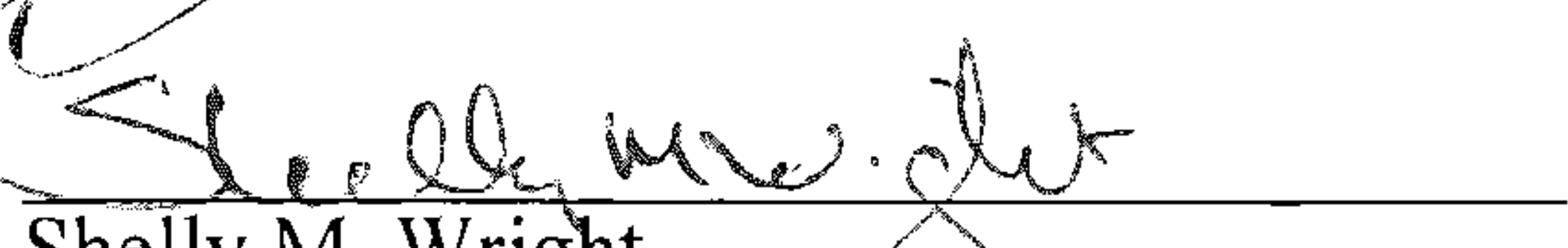
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

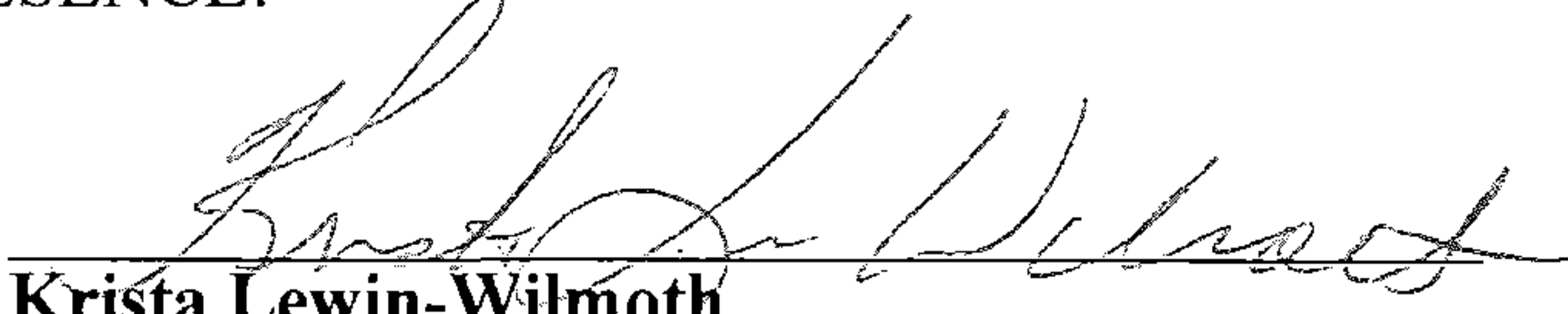
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

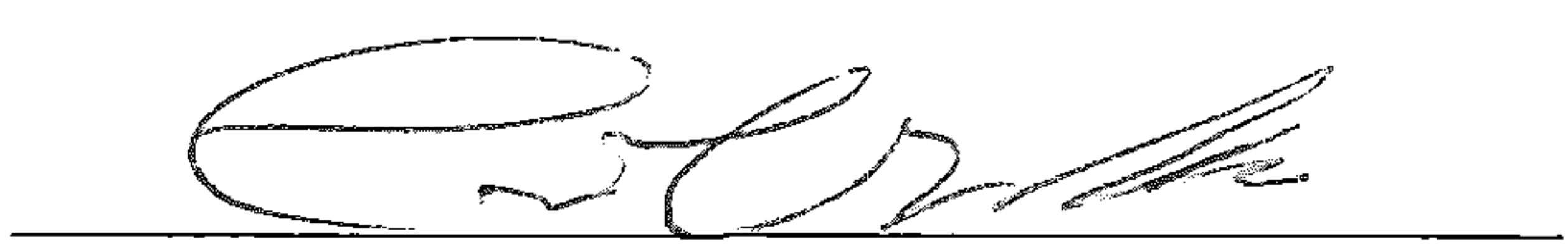

Jeffrey M. Backo
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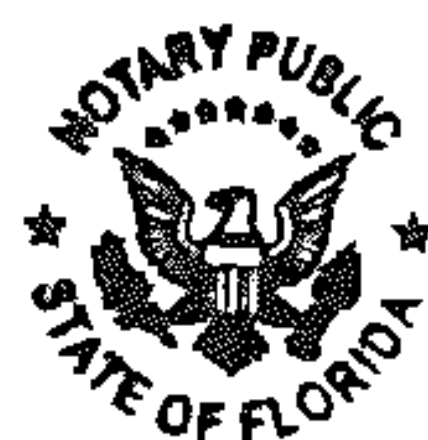

Shelly M. Wright
13801 Tamiami Trail, Suite D
North Port FL 34287


Krista Lewin-Wilmoth
4460 Wecoma Avenue
North Port FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 1st day of September 2026, by **Krista Lewin-Wilmoth**, who ☐ is personally known to me, or ☒ has produced *Fla. Id. Card* as identification.


Notary Public – State of Florida



CORD C. MELLOR
Commission # HH 489878
Expires February 23, 2028