

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-161713

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119819 2 PG(S)**

**9/2/2026 12:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3540294

Doc Stamp-Deed: \$5,880.00

APN/Parcel ID(s): 0781020170

WARRANTY DEED

THIS WARRANTY DEED dated August 28, 2026, by Frank J. Bonetto and Jamie S. Bonetto, husband and wife, Individually and as Trustee of the 2014 Amended and Restated Bonetto Trust under trust instrument dated October 28, 1991, hereinafter called the grantor, to Mark D. Blackburn and Faith Blackburn, as Co-Trustees of The Blackburn Joint Trust dated April 4, 2025, whose post office address is 13631 Salinas St, Venice, FL 34293, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 17, Islandwalk at the West Villages - Phase 2A, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 30, 30A through 30D, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The Trust recited in this document confers on the trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 33585

[Signature]
Witness Signature

Tina S. Cassell
Print Name

Address: 189 Center Rd
Venice FL 33585

2014 Amended and Restated Bonetto Trust under
trust instrument dated October 28, 1991

BY: [Signature]
Frank J. Bonetto, Individually and as
Trustee

BY: [Signature]
Jamie S. Bonetto, Individually and as
Trustee

Address: 1719 S Soleil Cv
Salt Lake City, UT 84108

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online
notarization, this 24 day of August, 2026, by Frank J. Bonetto and Jamie S. Bonetto, Individually and
as Trustees of the 2014 Amended and Restated Bonetto Trust under trust instrument dated October 28,
1991 to me known to be the person(s) described in or who has produced UTAH as
identification and who executed the foregoing instrument and they acknowledged that they executed the
same.

[Signature]
Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

