

9/4/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541542

Doc Stamp-Deed: \$5,075.00

Prepared by and return to:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street
Suite 725
Sarasota, FL 34236
(941) 479-3006
File No 5391.00001

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Warranty Deed

This Warranty Deed is made effective as of the 4th day of September, 2026 by **DAVID ALAN SCHWARZE and AMY MICHELLE ROTH, husband and wife**, whose post office address is: **6939 Bee Ridge Road, Sarasota, FL 34241**, hereinafter called the Grantor, to **RICHARD L. POWELL and VICKIE L. POWELL, as Trustees of the POWELL LIVING TRUST, as Amended and Restated on October 6, 2021** whose post office address is: **9901 Boulder Point Road, Little Elm, TX 75068**, hereinafter called the Grantee:

(Whenever used herein the term "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 **\$725,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

Lot 72 of HERON LANDING, PHASE I, according to the Plat recorded in Book 51, Pages 81 through 98, inclusive of the Public Records of Sarasota County, Florida.

A/K/A 7300 Great Egret Boulevard, Sarasota, FL 34241

Parcel ID Number: 0266-03-0075

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions 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.

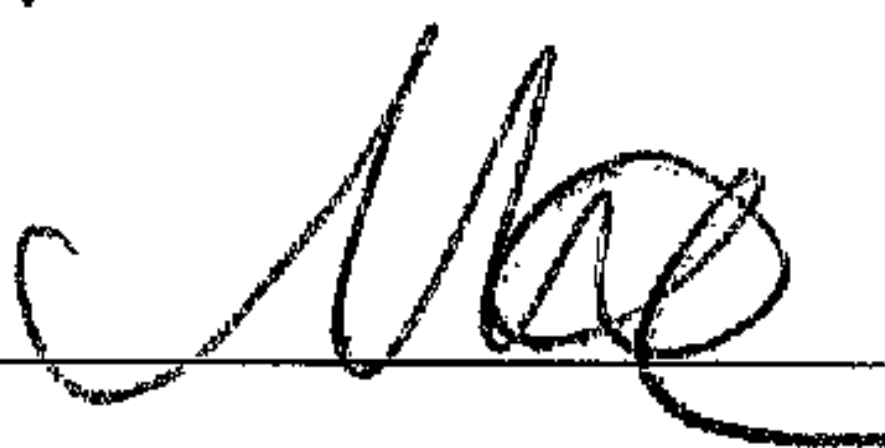
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

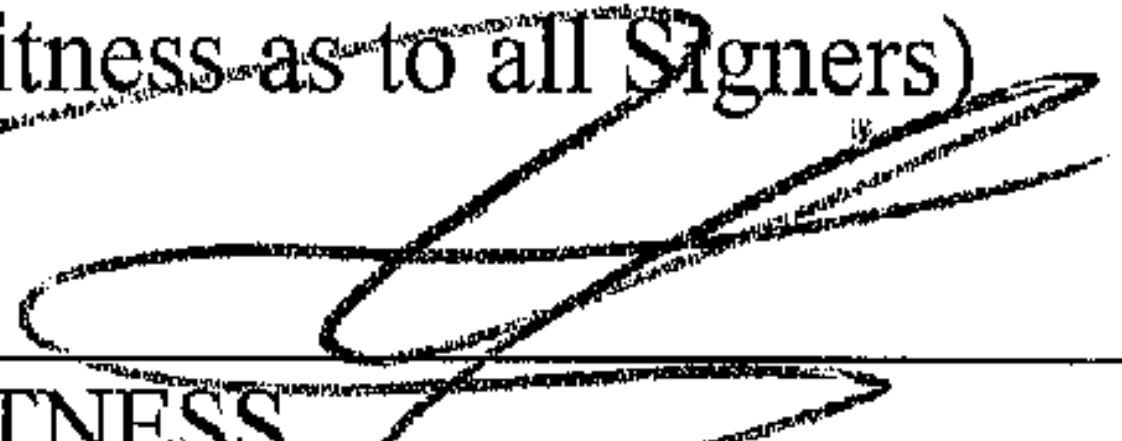
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:


DAVID ALAN SCHWARZE


AMY MICHELLE ROTH


WITNESS
PRINT NAME: **Maria Rasmussen**
(Witness as to all Signers)


WITNESS
PRINT NAME: **Matthew Thompson**
(Witness as to all Signers)

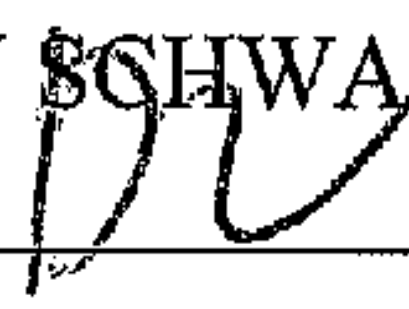
1990 Main St., Ste.725
Sarasota, FL 34236

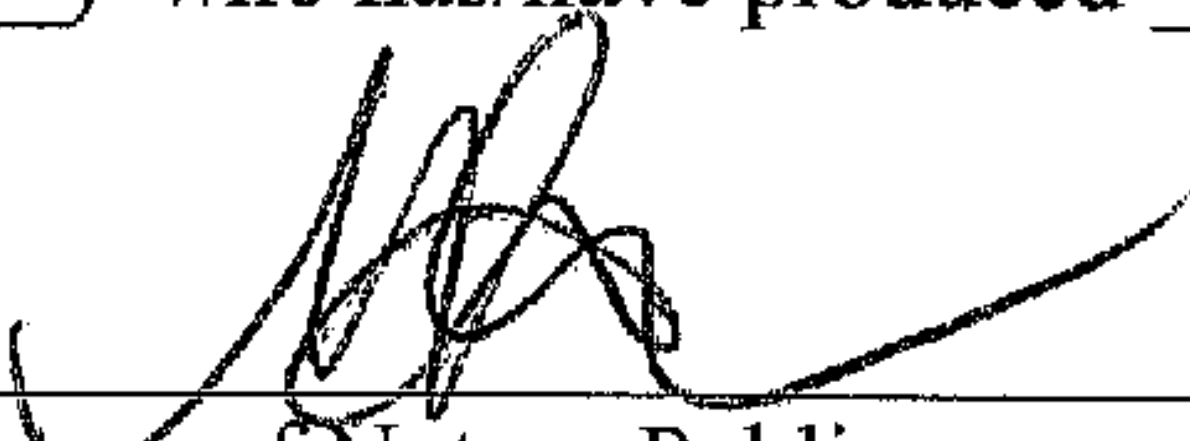
WITNESS 1 ADDRESS

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2nd day of September, 2026, by DAVID ALAN SCHWARZE and AMY MICHELLE ROTH, ☐ who is/are personally known to me or ☐ who has/have produced  as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027