

Prepared Without Benefit of Title Examination By:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID #: 0066-11-0014

Sales Price: \$100.00

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122010 2 PG(S)**

9/8/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542136

WARRANTY DEED Doc Stamp-Deed: \$0.70

THIS WARRANTY DEED is made this 8 day of September, 2026, between FAY K. DONALDSON, a single person, whose post office address is: 4148 Center Gate Blvd, Sarasota, FL 34233, hereinafter the "Grantor" to FAY K. DONALDSON, hereinafter the "Life Tenant" and LINDA DINSICK, whose post office address is: 10259 Croft Pointe Lane, SE, Leland, NC 28451 and DIANE P. HEIN, whose post office address is: 4148 Center Gate Blvd, Sarasota, FL 34233, each as to an undivided 50% interest, hereinafter collectively the "Remainderman".

(Wherever used herein, the terms "Grantor", "Life Tenant" and "Remainderman" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid by the Life Tenant and Remainderman, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Life Tenant and Remainderman, their heirs and assigns forever, all of Grantor's interest in the following described land, located in Sarasota County, Florida, to wit:

Lot 13, CENTER GATE WOODS, Unit 2, according to the Plat thereof, as recorded in Plat Book 25, Page(s) 37, 37A and 37B, of the Public Records of Sarasota County, Florida

TO HAVE AND TO HOLD the same, subject to restrictions, reservations, limitations, encumbrances and easements of record, and taxes for the current year and subsequent years.

PROVIDED, HOWEVER, that the Life Tenant is hereby conveyed a life estate for FAY K. DONALDSON, without any liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described above in fee simple, with or without consideration, without joinder by the Remainderman, and to retain absolutely any and all proceeds derived therefrom.

AND THE GRANTOR hereby covenants with the Life Tenant and Remainderman that except as above noted, 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.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date first above written.

{signature page follows}

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

[Signature]
Print Name: Heath Jorgenson FAY K. DONALDSON
Witness Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

[Signature]
Print Name: Lisa Darley
Witness Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me, by means of K physical presence or _____ online notarization, this 8 day of September, 2026, by FAY K. DONALDSON, who is personally known to me: _____ or who has produced a driver's licenses as identification: K.

(NOTARY SEAL)

[Signature]
(Notary Signature)

(Type, Print, or Stamp Name)

I am a Notary Public in and for the State of Florida
and my commission expires: _____.

 LISA DARLEY
Commission # HH 288020
Expires September 13, 2026