

Recording \$ 18.50
Stamps 0.70
Consideration 0.00

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122314 2 PG(S)**

9/8/2026 3:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542382

Prepared and Return to:
Kate Smith, Esquire
Kate Smith Law
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
941-952-0550

Doc Stamp-Deed: \$0.70

MINIMUM DOCUMENTARY STAMP TAX IS DUE ON THIS TRANSFER PURSUANT TO F.A.C. 12B-4.014(2)(b).

NO REVIEW OR EXAMINATION OF TITLE TO THE BELOW-DESCRIBED PROPERTY HAS BEEN MADE BY KATE SMITH, ESQ., OR THE FIRM OF KATE SMITH LAW, THE LEGAL DESCRIPTION OF THE BELOW-DESCRIBED PROPERTY HAS BEEN FURNISHED TO THE FIRM BY GRANTOR PURSUANT TO THAT SPECIAL WARRANTY DEED TO TRUSTEE (RECORDED AT OR INSTRUMENT NO. 2024089024 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), WAS DERIVED WITHOUT A CURRENT SURVEY, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID DESCRIPTION, THE CURRENT STATUS OF TITLE, OR THE ABSENCE OF LIENS, CLAIMS OR ENCUMBRANCES.

WARRANTY DEED TO TRUSTEE

GRANTOR: Mary F. Krehbiel, a widow

GRANTEE: Mary F. Krehbiel, as Trustee of the Mary F. Krehbiel Revocable Trust,
dated September 8, 2026

Grantee's Post Office Address: 4196 Reflections Parkway
Sarasota, Florida 34233

Property Appraiser's Parcel ID No.: 0068-15-0078

Grantor, for and in consideration of the sum of \$1.00, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to-wit:

Lot 40, Block A, VILLA ROSA, UNIT II-B, according to the plat thereof, as recorded in Plat Book 43, Page 1, of the Public Records of Sarasota County, Florida

**NOTE TO PROPERTY APPRAISER: MARY F. KREHBIEL IS
RETAINING A BENEFICIAL INTEREST IN AND LIFE USE OF
THIS PROPERTY.**

This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record, if any.

This deed hereby confers on the Trustee the power and authority to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of the real property described in this Deed, all in accordance with Section 689.071, Florida Statutes.

Grantor covenants that she is not married and has no minor children.

The Trustee hereunder may resign. In the event of the death, incapacity or resignation of the Trustee, the Trust instrument provides for a mechanism for the appointment of the successor or substitute trustee hereunder, as the case may be. Third parties shall not be obligated to ascertain whether any successor or substitute trustee has been properly appointed under the Trust instrument. Upon the resignation, death or incapacity of the Trustee, the recording of an Affidavit

in the public records of the county in which the property is located, by such successor or substitute Trustee and by an attorney duly licensed to practice law in Florida reciting that the predecessor Trustee has either resigned, died or become incapacitated, and that the successor or substitute trustee has been duly appointed, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor Trustee and of the trust.

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

Dated: September 8, 2026.

Mary F. Krehbiel
Mary F. Krehbiel

Address of Grantor:

4196 Reflections Parkway
Sarasota, Florida 34233

Witnesses:

Kenneth T. Lester
Kenneth T. Lester

Address of Witnesses:

3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239

Tammy L. Ellis
Tammy L. Ellis

3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of September, 2026, by Mary F. Krehbiel, a widow, by means of [x] physical presence or [] online notarization, and [X] who is personally known to me or [x] who produced a driver's license as identification.

Katherine L. Smith
Print Name: _____
Notary Public
My Commission Expires: _____

