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INSTRUMENT # 2026122403 1 PG(S)

Recording: 10.00
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Prepared WITHOUT BENEFIT OF TITLE EXAM
By And Return To:
Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota FL 34233

Parcel ID #0967093905

9/8/2026 4:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542472

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED, made by Joseph D'Abrosca, Jr. aka Joseph C. D'Abrosca, Jr. an unmarried person, whose post office address is 5514 Garrison Avenue, Sarasota, FL 34291 herein called Grantor, to Joseph C. D'Abrosca, as Trustee under the provisions of the Joseph C. D'Abrosca Revocable Trust dated September 8, 2026, whose post office address is 5514 Garrison Avenue, Sarasota, FL 34291, or any successor trustee, herein called Grantee:

WITNESSETH: That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota, Florida:

Parcel One

Lot 5, Block 13, First Addition to North Port Charlotte Estates, as recorded in Plat Book 19, Pages 29-29A through J, of the Public Records of Sarasota County, Florida.

Parcel Two

Lot 5, Block 939, 18th Addition to Port Charlotte, as per plat in Plat Book 14, Page 6, of the Public Records of Sarasota County, Florida

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

RESERVING UNTO GRANTOR A LIFE ESTATE in PARCEL ONE

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes §689.073.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on September 8, 2026

Signed, sealed and delivered
in the presence of:

Mary E. Van Winkle
Mary E. Van Winkle
3859 Bee Ridge Road, Suite, 202
Sarasota, Florida 34233

Joseph D'Abrosca, Jr. aka Joseph C. D'Abrosca, Jr.
Deanna Moore
DEANNA MOORE
3859 Bee Ridge Road, Suite, 202
Sarasota, Florida 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 8th day of September, 2026 by Joseph D'Abrosca, Jr. aka Joseph C. D'Abrosca, Jr. who is personally known ✓ OR who produced as identification.

My Commission Expires:



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026

Mary E. Van Winkle
Notary Public - State of Florida