

9/16/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545864

Doc Stamp-Deed: \$0.70

Prepared By And Return To:

Jennifer J. Hensley, Esq.
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207
941-755-8583
File Number: 24H-110

Parcel ID Number: 2017103010

Rec. Deed--\$ 27.00

Doc. Stamps--\$ 0.70

Addl index--\$ 2.00

TOTAL--\$ 29.70

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WARRANTY DEED TO TRUSTEE

THIS INDENTURE, made this 16th day of September, 2026, between,

Grantors:

Sallie West, as Trustee of RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated July 2, 2024, whose address is 1700 Benjamin Franklin Dr. Unit 3-C Sarasota, FL 34236-2329, of the County of Sarasota, State of Florida, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, upon the death, disability, or resignation of SALLIE WEST, the Trustee, **MORGAN KIM DEBOLD** is to be the Successor Trustee of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated July 2, 2024**, upon the death, disability, or resignation of the Successor Trustee, **JANE TODD** is to be the Second Successor Trustee of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated July 2, 2024**.

Grantee:

Sallie West, as Trustee of RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated September 16, 2026, whose address is 1700 Benjamin Franklin Dr. Unit 3-C Sarasota, FL 34236-2329, of the County of Sarasota, State of Florida, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, upon the death, disability, or resignation of SALLIE WEST, the Trustee, **MORGAN KIM DEBOLD** is to be the Successor Trustee of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated September 16, 2026**, upon the death, disability, or resignation of the Successor Trustee, **JANE TODD** is to be the Second Successor Trustee of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated September 16, 2026**.

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantees' heirs and assigns forever, pursuant to Florida Statutes §689.071, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

All right, title and interest of Grantor in and to:

Unit 3-C, LIDO REGENCY, a Condominium according to the Declaration of Condominium as recorded in Official Record Book 1349, Pages 526 through 595, inclusive, and amendments thereto, and as per plat thereof, recorded in Condominium Book 13, Pages 33, 33A through 33G, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

The Grantor of the above-described Trust covenants that under the terms of said Trust, Grantor has retained a beneficial interest for life and is entitled to a Homestead Exemption pursuant to the provisions of Florida Statutes 196.041, or Successor statute.

GRANTOR COVENANTS that Grantor is the person named in the Trust Agreement as the only person having the right to use of the income and principal of the Trust during the lifetime of the Grantor.

The written acceptance by the Successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the Trustee's death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated September 16, 2026**, have been complied with. Evidence of a Trustee's death shall consist of certified copy of a death certificate. Evidence of the Trustee's disability shall consist of a licensed physician's affidavit establishing that the Trustee is incapable of performing the duties as Trustee of the aforesaid **RESTATEMENT OF THE SALLIE L. WEST TRUST AGREEMENT, Dated September 16, 2026**. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

This is a conveyance to a Trustee which is not pursuant to a sale.

The Trustee shall have no personal liability, and any liability shall be limited to the assets in the Trust. The interests of any beneficiaries of the Trust shall be interests in personal property only.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF TITLE EXAMINATION.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

**Signed, sealed and delivered
in our presence:**

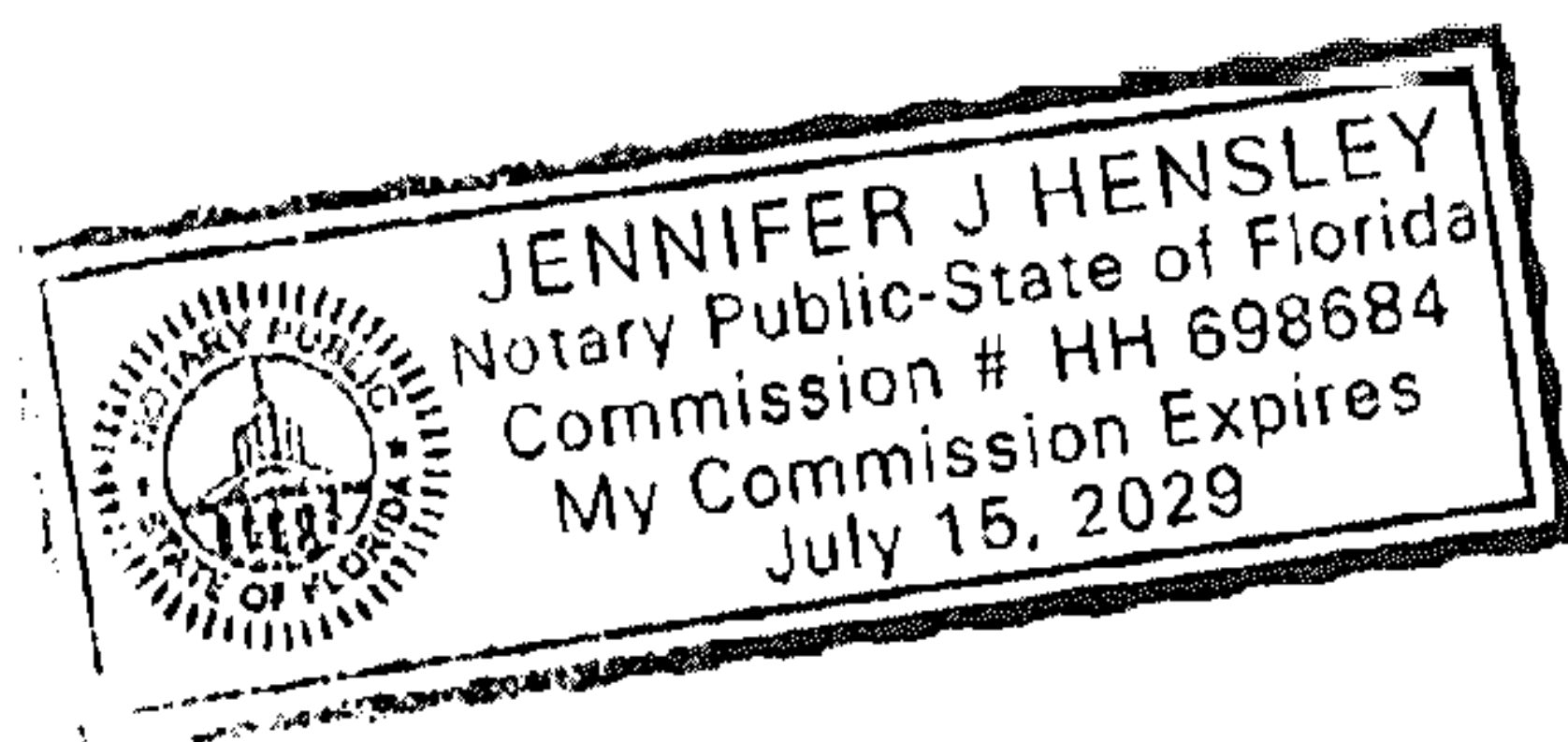
X *A. Durzynski*
Signature - **Witness #1**
Printed Name: Anna Durzynski
Witness #1 Mailing Address:
5190 26th St. W. Ste. D. Bradenton, FL 34207

X *Sallie West* (Seal)
SALLIE WEST

X *Stephanie Cruz*
Signature - **Witness #2**
Printed Name: Stephanie Cruz
Witness #2 Mailing Address:
5190 26th St. W. Ste. D. Bradenton, FL 34207

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of September, 2026 by SALLIE WEST, who is personally known or ☒ has produced a Florida Driver's License as identification.



X *Jennifer Hensley*
Jennifer Hensley: Notary Public