

9/17/2026 11:23 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546179

Prepared by and Return to:

Jenifer S. Schembri, Esq.

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205

File: 26184.002

Doc Stamp-Deed: \$0.70

DOCUMENTARY STAMPS IN
THE AMOUNT OF \$0.70
ARE AFFIXED HERETO.

This instrument and conveyance is given without consideration and represents a transfer of unencumbered real property to a trust where there is no change in the beneficial ownership of the real property, and therefore, pursuant to Rule 12B-4.013(28) of the Florida Administrative Code, only nominal documentary stamp tax is due thereon.

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 16 day of September, 2026, by and between **Joan Wissing, an unremarried widow**, whose address is 3338 Sabal Cove Ln., Longboat Key, Florida 34228, hereinafter called the “Grantor”, and **Joan Wissing, as Trustee of the Joan Wissing Trust dated September 16, 2026**, whose address is 3338 Sabal Cove Ln., Longboat Key, Florida 34228, hereinafter called the “Grantee”, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described below pursuant to Florida Statute §689.073:

(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, trusts, and trustees).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys, and confirms unto the Grantee, all of Grantor’s interest in the following described property situate in Sarasota County, Florida (the “Property”) to wit:

Lot 17, Block A, SABAL COVE, as per plat thereof recorded in Plat Book 33, Pages 48, 48A through 48C, of the Public Records of Sarasota County, Florida

Parcel ID Number: 0004120012

SUBJECT TO taxes for the year of 2026 and subsequent years, and zoning and other prohibitions and regulations imposed by governmental authorities.

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.

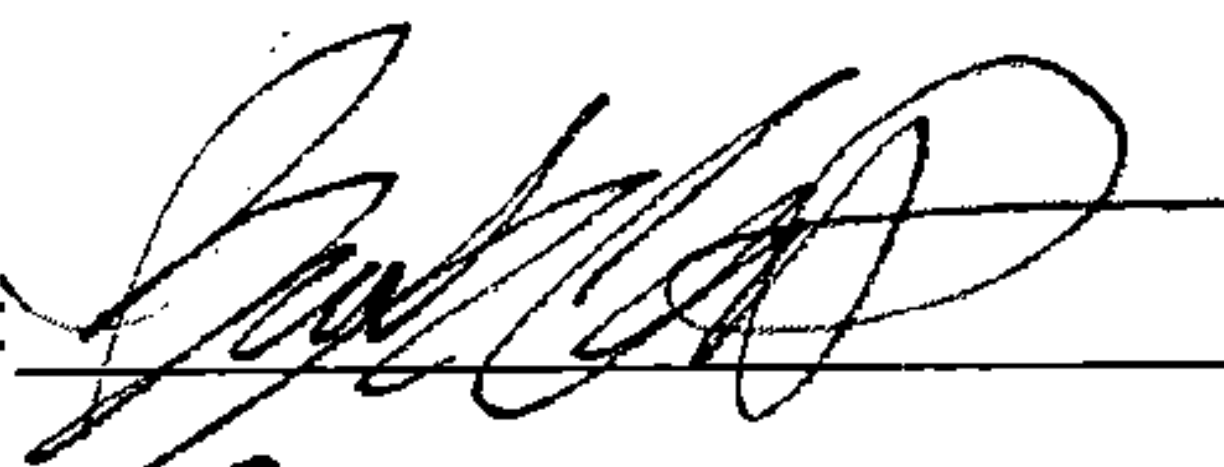
AND the Grantor does hereby covenant with the Grantee that at the time of the delivery of this deed, the Property is free and clear from all encumbrances made by the Grantor except the above-noted, and that the Grantor will warrant and defend the same against all lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

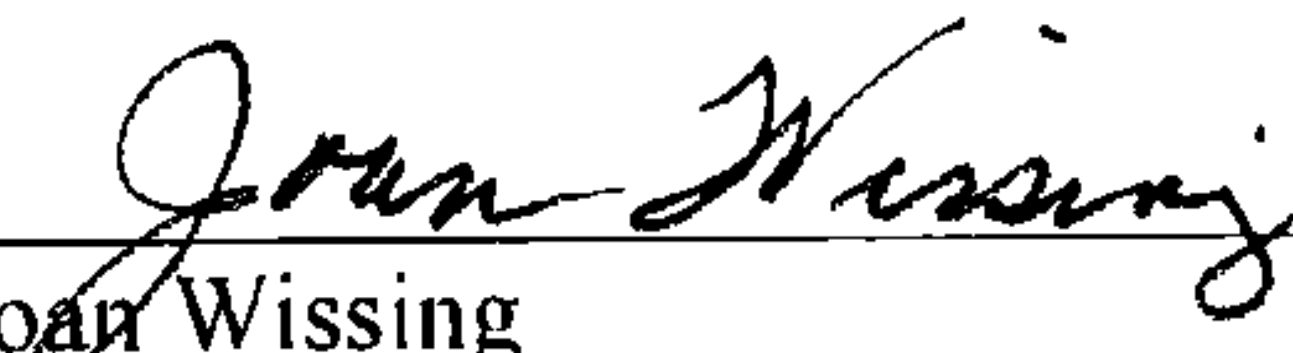
NOTE TO PROPERTY APPRAISER: This is a conveyance to a Trustee for estate planning purposes. The Grantor confirms that under the terms of the Trust Agreement referred to above, the Grantor has not less than a beneficial interest for life and may be entitled to a homestead tax exemption pursuant to the provisions of Florida Statute §196.041(2).

THIS DOCUMENT IS PREPARED WITHOUT EXAMINATION OF TITLE AND WITHOUT ISSUANCE OF A POLICY OF TITLE INSURANCE.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness 1: 
Print Name: Breelyn Clement


Joan Wissing

Address: 602 N. Orange Avenue, Ste. #102
Sarasota, Florida 34236

Witness 2: 
Print Name: Sarah Orendorff

Address: 602 N. Orange Avenue, Ste. #102
Sarasota, Florida 34236

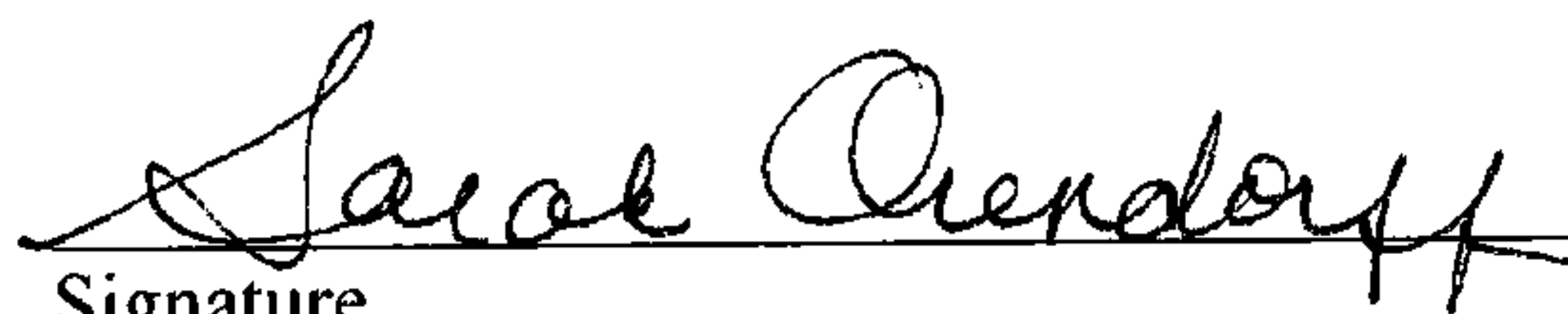
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of September, 2026, Joan Wissing, an unmarried widow,
☒ who is personally known to me,
☐ who has produced _____ as identification.

My Commission Expires:



SARAH ORENDORFF
Notary Public
State of Florida
Comm# HH425042
Expires 8/20/2027


Signature

Sarah Orendorff
Print Name
NOTARY PUBLIC - STATE OF FLORIDA