

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126972 2 PG(S)**

9/17/2026 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546526

Doc Stamp-Deed: \$0.70

This Instrument Prepared
Without Examination of Title
By: DAVE M. EVANS, JR., ESQUIRE
Lee & Evans, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
PARCEL #:0436040066

WARRANTY DEED

THIS INDENTURE, made this 17 day of September, 2026, by and between BONNIE L. TRZASKA, a single woman, whose address is 363 Sea Grape Rd., Venice, Florida 34293, hereinafter referred to as Grantor; and BONNIE L. TRZASKA, as Trustee of THE BONNIE L. TRZASKA REVOCABLE LIVING TRUST U/A/D SEPTEMBER 17, 2026, whose address is the same, hereinafter referred to as Grantee.

WITNESSETH, Grantor, in consideration of love and affection does hereby grant, bargain and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

Lot 218, VENICE GARDENS, Unit No. 4, according to the plat thereof recorded in Plat Book 9, Page 63, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for 2026 and subsequent years.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.073.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

AND GRANTOR HEREBY COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

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

WITNESS:



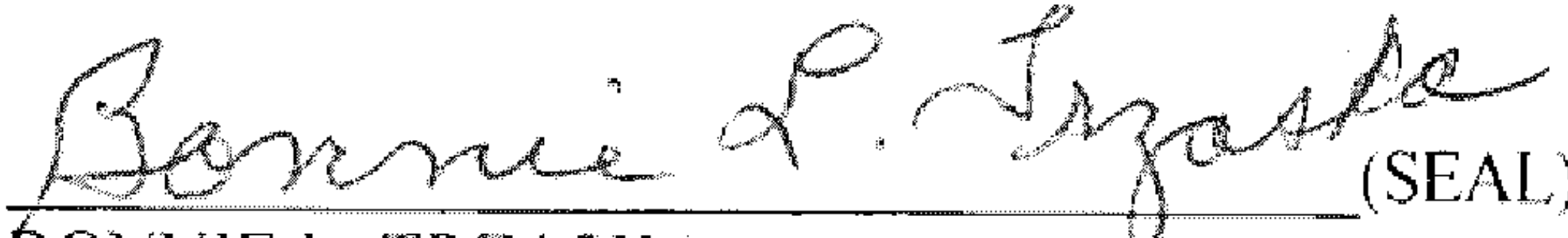
Dawn Hollar

Address: 2601 Cattlemen Rd., #503, Sarasota, FL 34232



Michelle McKenzie-Webb

Address: 2601 Cattlemen Rd., #503, Sarasota, FL 34232

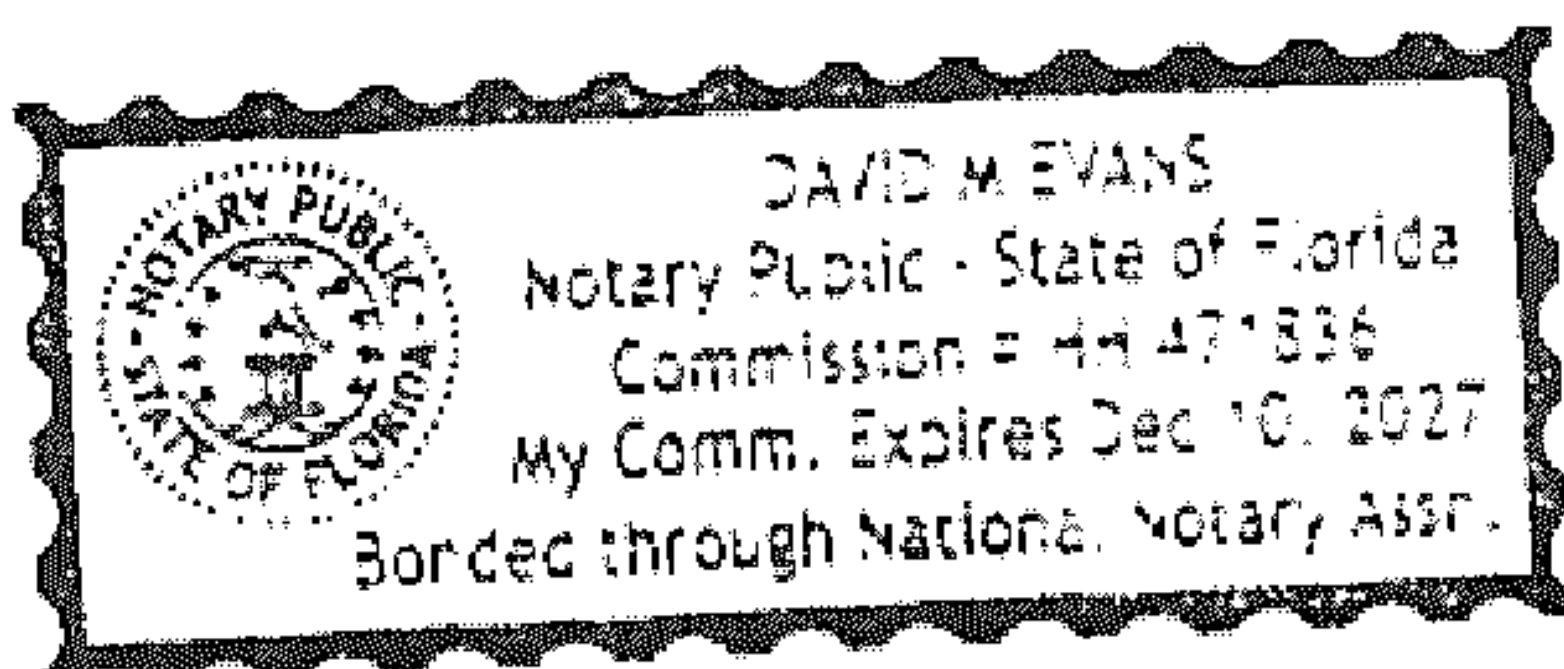


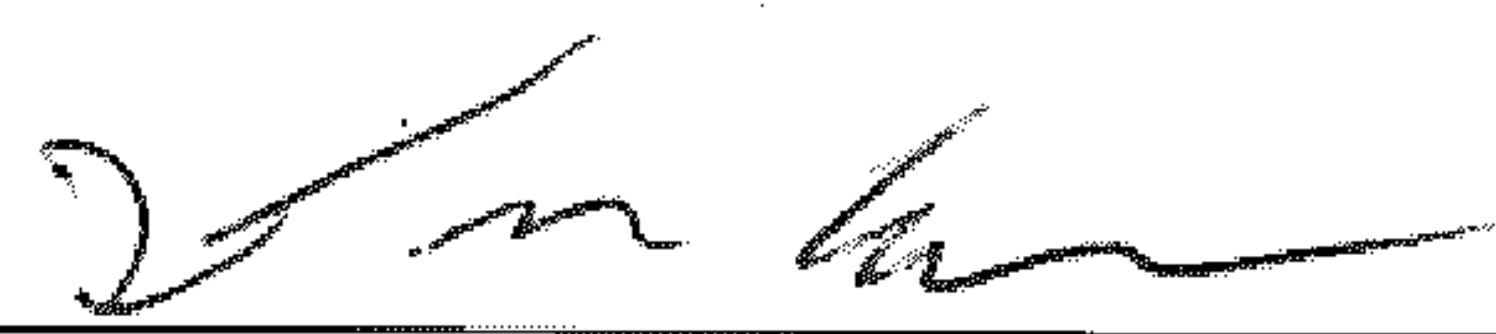
BONNIE L. TRZASKA (SEAL)

STATE OF FLORIDA

COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of Sept, 2026, by BONNIE L. TRZASKA, who is/are ☐ personally known to me or who has/have produced DRIVERS LICENSE as identification and who did take an oath.





NOTARY PUBLIC
My Commission Expires: