

Rec 18⁵⁰
Docs 1575⁰⁰

RECORDED IN OFFICIAL RECORDS
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9/18/2026 10:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546733

Prepared by and return to:

T. Thomas Shirley

Attorney at Law

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, FL 34223

941-474-7753

File Number: 322-26

Doc Stamp-Deed: \$1,575.00

Warranty Deed

This Warranty Deed made this 14th day of September, 2026 between Thomas M. Hunt, Individually and as Personal Representative of the Estate of Timothy E. Hunt, deceased whose post office address is 12 Walnut Park, Rochester, NY 14622, grantor, and Deborah A. Weidner, Trustee of the Deborah A. Weidner Living Trust dated June 8, 2001 whose post office address is 80 Chestnut Ridge Road, Gardners, PA 17324, grantee:

(Whenever used herein the terms "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 said grantor, for and in consideration of the sum of TEN AND NO/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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

LOT 79, STILLWATER, UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 3, 3A THROUGH 3E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0856050042

Grantor hereby affirms that James R. Hunt, deceased was not survived by a spouse or minor child.

Grantor hereby affirms that Timothy E. Hunt, deceased was not survived by a spouse or minor child.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

The personal representative by virtue of this deed warrants that the interest is transferred free and clear of any personal representative's lien.

The Trustee has the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this Deed.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

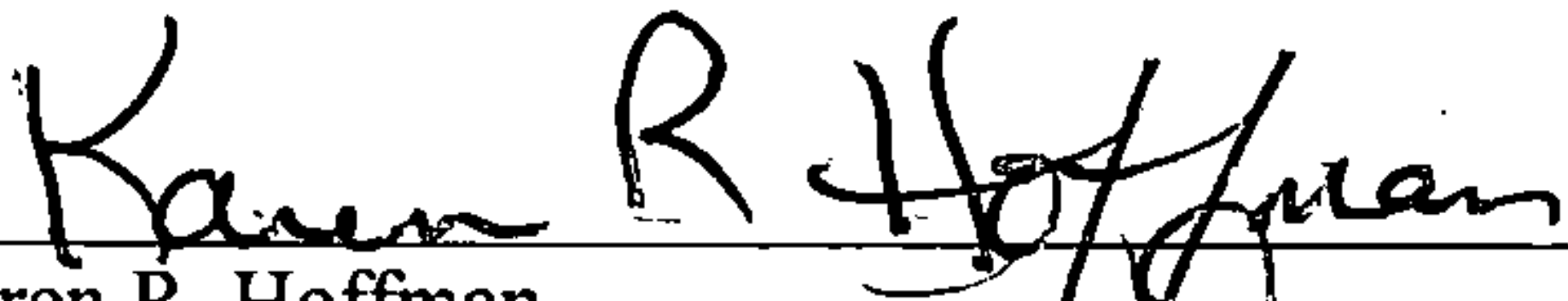
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

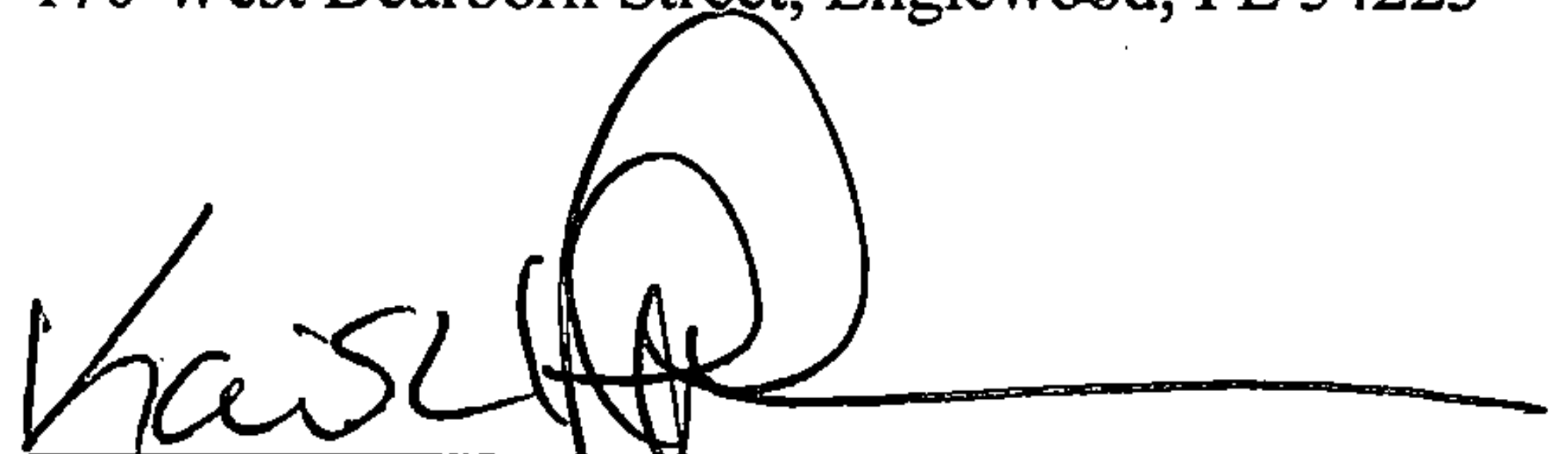
To Have and to Hold, the same in fee simple forever.

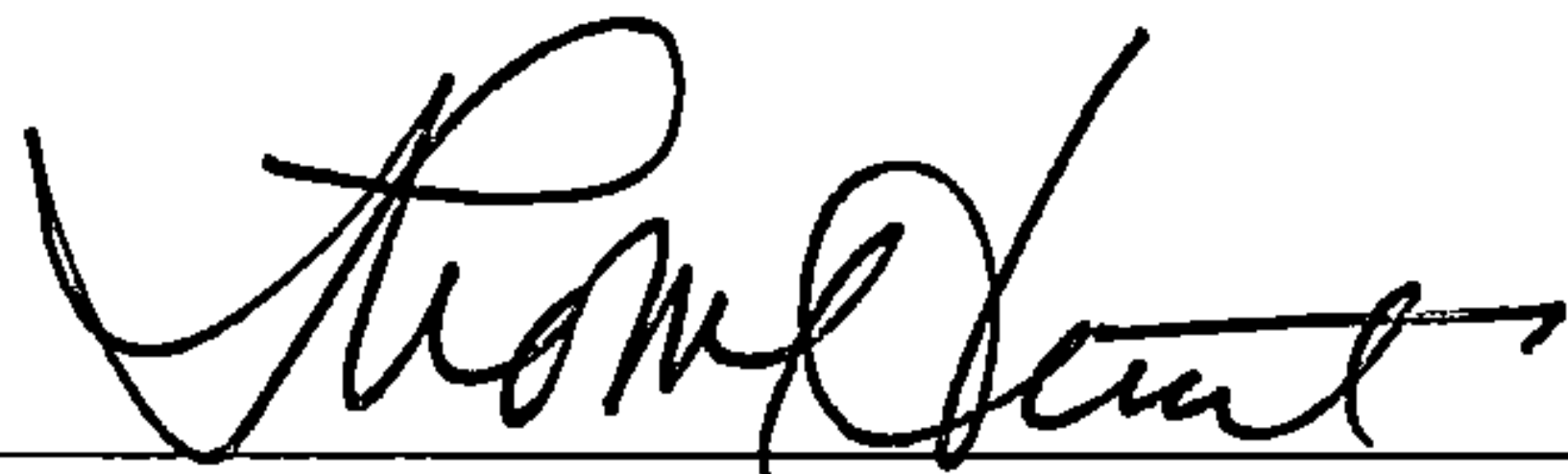
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Karen R. Hoffman
170 West Dearborn Street, Englewood, FL 34223

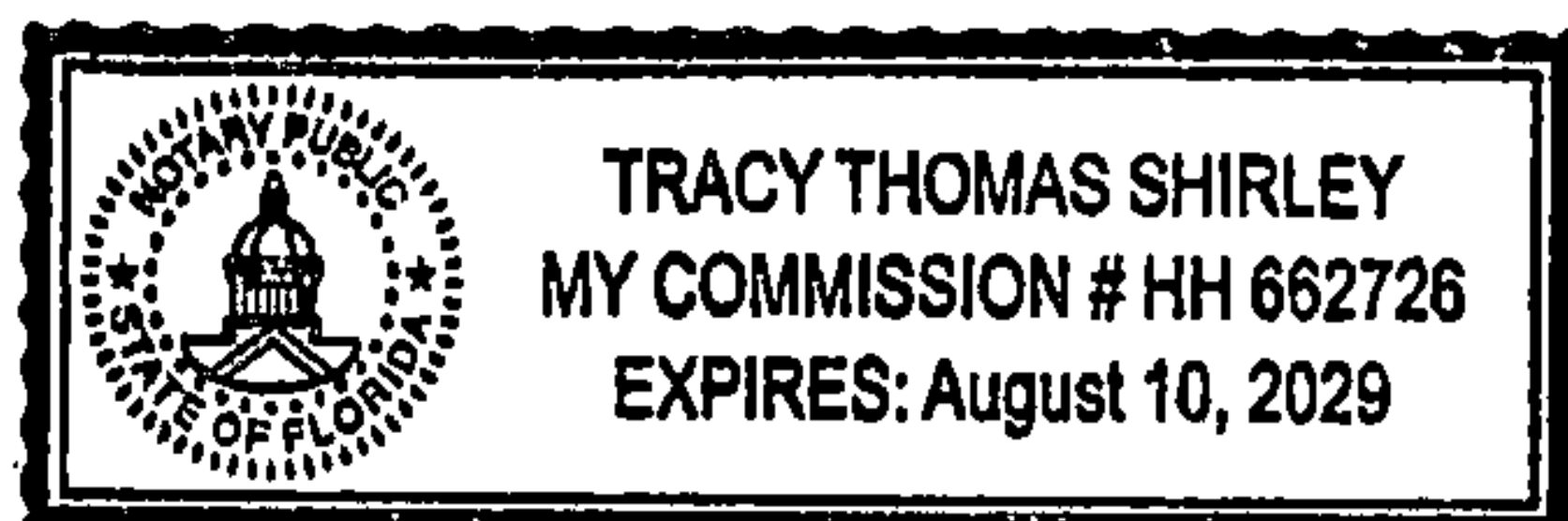

Karrie E. Hoffman
170 West Dearborn Street, Englewood, FL 34223


Thomas M. Hunt, Individually and as Personal
Representative of the Estate of Timothy E. Hunt,
deceased

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2026 by Thomas M. Hunt, Individually and as Personal Representative of the Estate of Timothy E. Hunt, deceased, who ☐ is personally known to me or ☒ has produced a New York driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Tracy Thomas Shirley

My Commission Expires: August 10, 2029