

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127356 2 PG(S)**

Prepared Without Benefit of Title Examination By:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID#: 0112070044
Consideration: \$100.00

**9/18/2026 12:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3546855**

Doc Stamp-Deed: \$0.70
WARRANTY DEED

THIS WARRANTY DEED, dated September 18th, 2026 by Carol L. Deibel, Individually and as Trustee of the Robert H. and Carol L. Deibel Family Trust under agreement dated June 5, 1989, as amended, whose post office address is PO Box 1056, Osprey, FL 34229, hereinafter called the GRANTOR, to Virginia Deibel and Ezequias Lerma, as Trustees of the Virginia Deibel Trust under agreement dated April 30, 2024, whose post office address is 7165 Curtiss Ave., Sarasota, FL 34275, hereinafter called the GRANTEE.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

LOT 18, BLOCK 88, GULF GATE WOODS, UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 35, 35A THROUGH 35G, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

THIS DEED hereby confers on the trustee the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.073, Florida Statutes.

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.

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR the Grantor has set their hand and seal the date first above written.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

X *Michelle Smith*
Witness Name: MICHELLE SMITH
Witness Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

X *Heath Jorgenson*
Witness Name: HEATH JORGENSON
Witness Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

Carol L. Deibel
Carol L. Deibel, Individually and as Trustee
of the Robert H. and Carol L. Deibel Family
Trust under agreement dated June 5, 1989, as
amended

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me, by means of X physical
presence or _____ online notarization, this 18th day of September, 2026 by Carol L. Deibel, Individually
and as Trustee of the Robert H. and Carol L. Deibel Family Trust under agreement dated June 5, 1989, as
amended, who is personally known to me: _____ or who has produced a driver license as identification:
X.

(NOTARY SEAL)

Michelle Smith
MICHELLE SMITH
(Type, Print, or Stamp Name)



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028

I am a Notary Public in and for the State of Florida
and my commission expires on: _____.