

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127392 8 PG(S)**

9/18/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546885

Recording \$69.50
Indexing \$9.00
Stamps \$4,550.00
Consideration: \$650,000.00

This Deed prepared by and return to:

Anne C. Beckmann

The Closing Table of Sarasota, LLC.

4731 Acorn Circle, Sarasota, Florida 34233

(incident to the issuance of title insurance)

Doc Stamp-Deed: \$4,550.00

File Number: 900.1524

Parcel I.D. # 0147110015

WARRANTY DEED

THIS WARRANTY DEED made this September 18, 2026, by **Diana Gail Waite and Paul Michael Dean, Individually and as Successor Co-Trustees of the Doris E. Dean Revocable Trust dated May 2, 2006 and by authority vested in Official Records Instrument #2006089079, in the Public Records of Sarasota County, Florida, joined by the Doris Dean heirs Monica Lynn Fields, Mark Kendall Dean, Rebecca Joy Walters, Morgan L. Brigham and Megan L. Brigham, herein called Grantors, to Jeffrey Nicholls and Emily Pocius Dumyn, Husband and Wife, whose post office address is 347 Bayshore Drive, Osprey, FL 34229, herein called Grantee:**

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 4, Block 2, Bay Acres Re-Subdivision, according to the map or plat thereof, as recorded in Plat Book 7, Pages 16 and 16A, of the Public Records of Sarasota County, Florida.

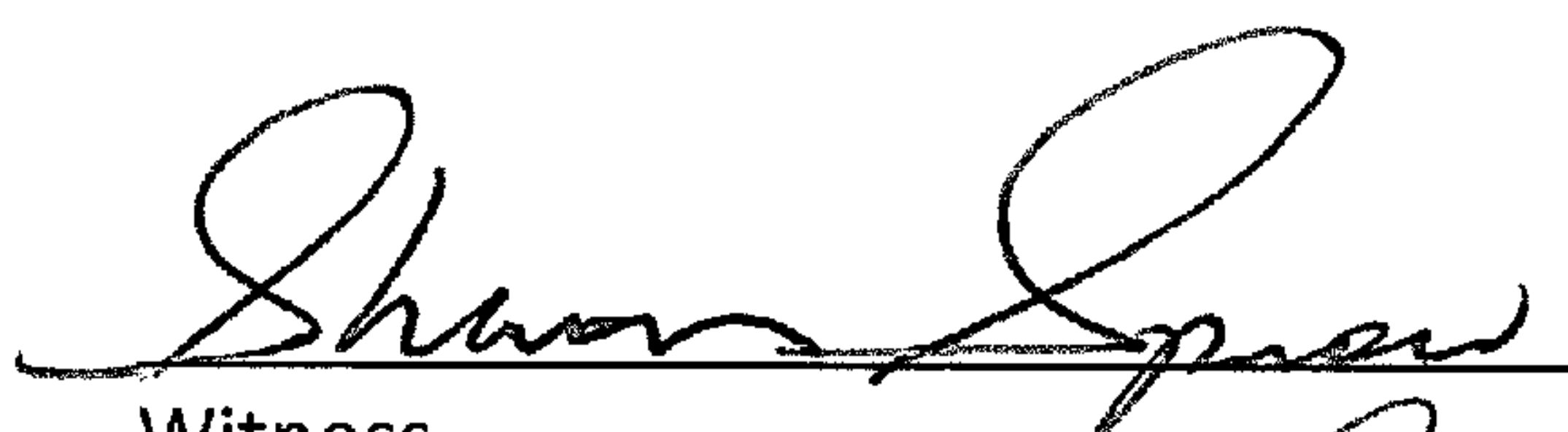
All Grantors hereby warrant and represent that the above-referenced property does not constitute their respective homestead property, nor is the same contiguous with any of their homestead property and does not constitute the homestead of any of their descendants.

Subject to conditions, restrictions, encumbrances, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantors signed and sealed this deed on September 17, 2026.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Sharaa Sprow
4731 Acorn Circle, Sarasota, FL 34233

 (Seal)
Diana Gail Waite, Individually and as Successor
Co-Trustee of the Doris E. Dean Revocable Trust
dated May 2, 2006

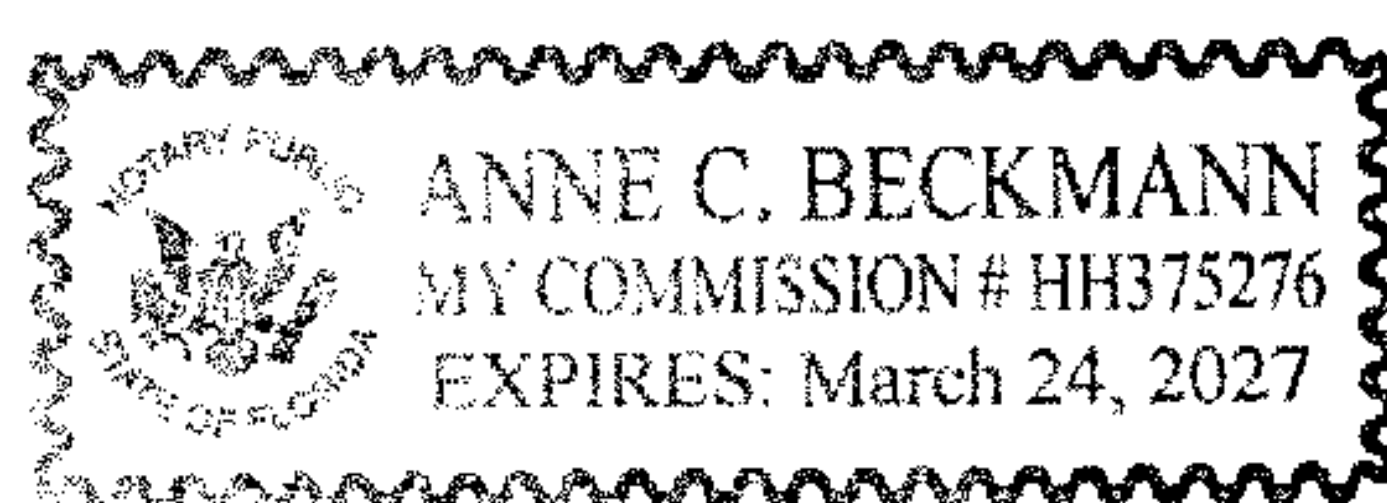
405 Bayshore Drive, Osprey, FL 34229

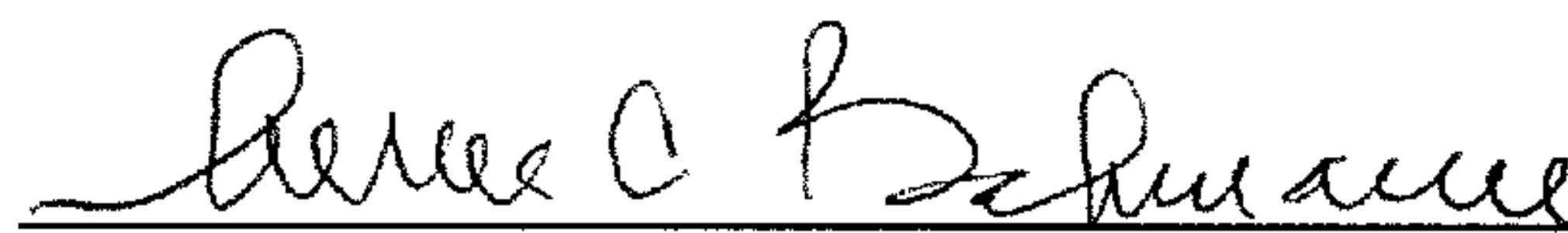

Witness
Printed Name: Anne C. Beckmann
4731 Acorn Circle, Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 17 day of September, 2026, by Diana Gail Waite, Individually and as Successor Co-Trustee of the Doris E. Dean Revocable Trust dated May 2, 2006, who is personally known to me or who produced her driver's license as identification.

(NOTARIAL SEAL)




Notary Public, State of Florida at Large

Notary Public Print Name: Anne C. Beckmann

My Commission Expires: _____

Signed, sealed and delivered in our presence:

Sharon Sprow
Witness
Printed Name: Sharon Sprow
4731 Acorn Circle, Sarasota, FL 34233

Paul Michael Dean (Seal)
Paul Michael Dean, Individually and Successor
Co-Trustee of the Doris E. Dean Revocable Trust
dated May 2, 2006

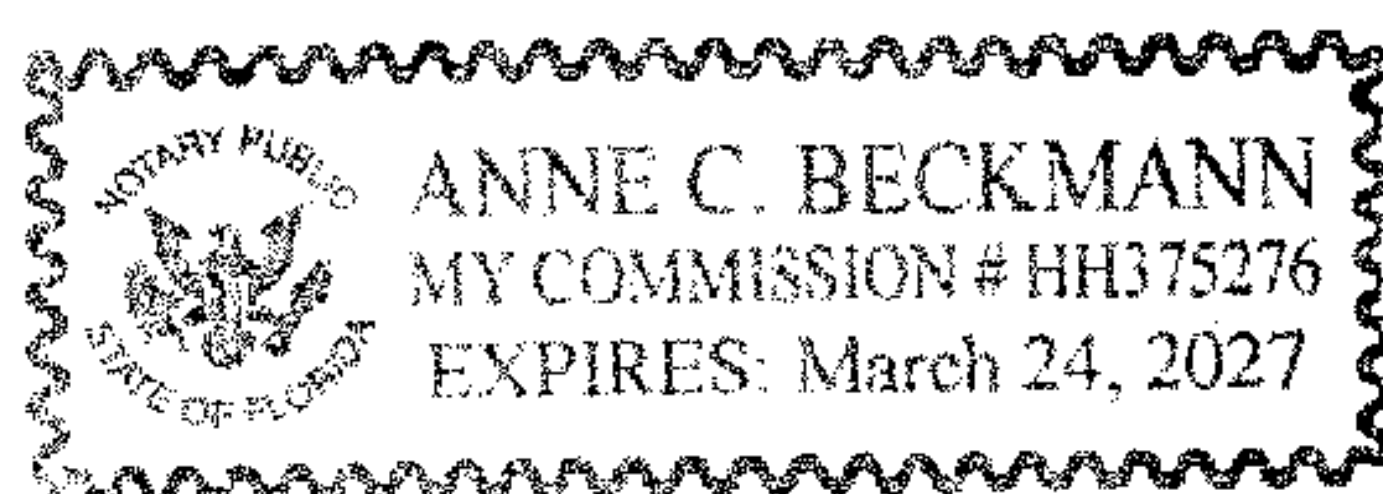
301 Eaglenook Way, Osprey, FL 34229

Anne C. Beckmann
Witness
Printed Name: Anne C. Beckmann
4731 Acorn Circle, Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 11 day of September, 2026, by Paul Michael Dean, Individually and as Successor Co-Trustee of the Doris E. Dean Revocable Trust dated May 2, 2006, who is personally known to me or who produced his driver's license as identification.

(NOTARIAL SEAL)

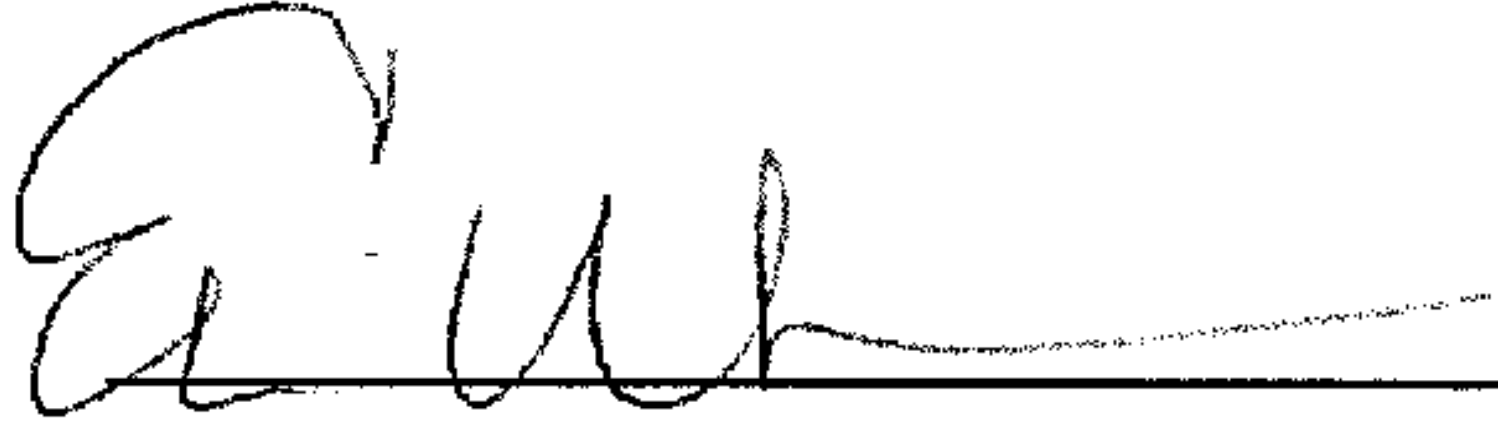


Anne C. Beckmann
Notary Public, State of Florida at Large

Notary Public Print Name: Anne C. Beckmann

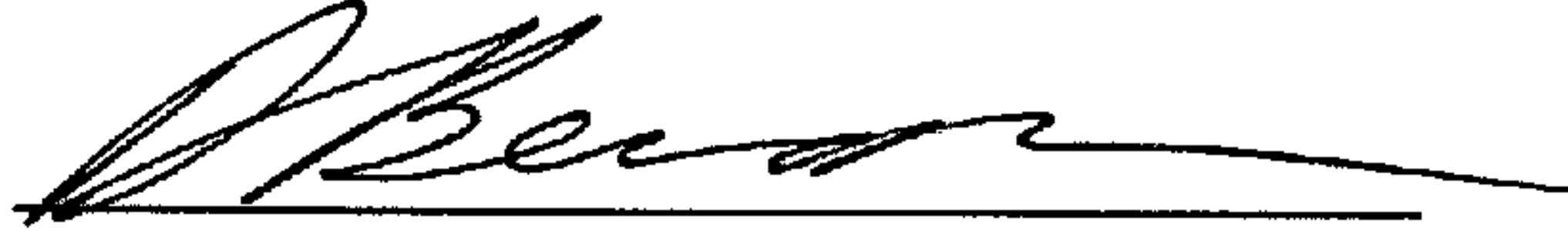
My Commission Expires: _____

Signed, sealed and delivered in our presence:


Witness
Printed Name: Erica Warren

Monica Lynn Fields (Seal)
Monica Lynn Fields

646 Marvins Gardens Lane, Chapin, SC 29036

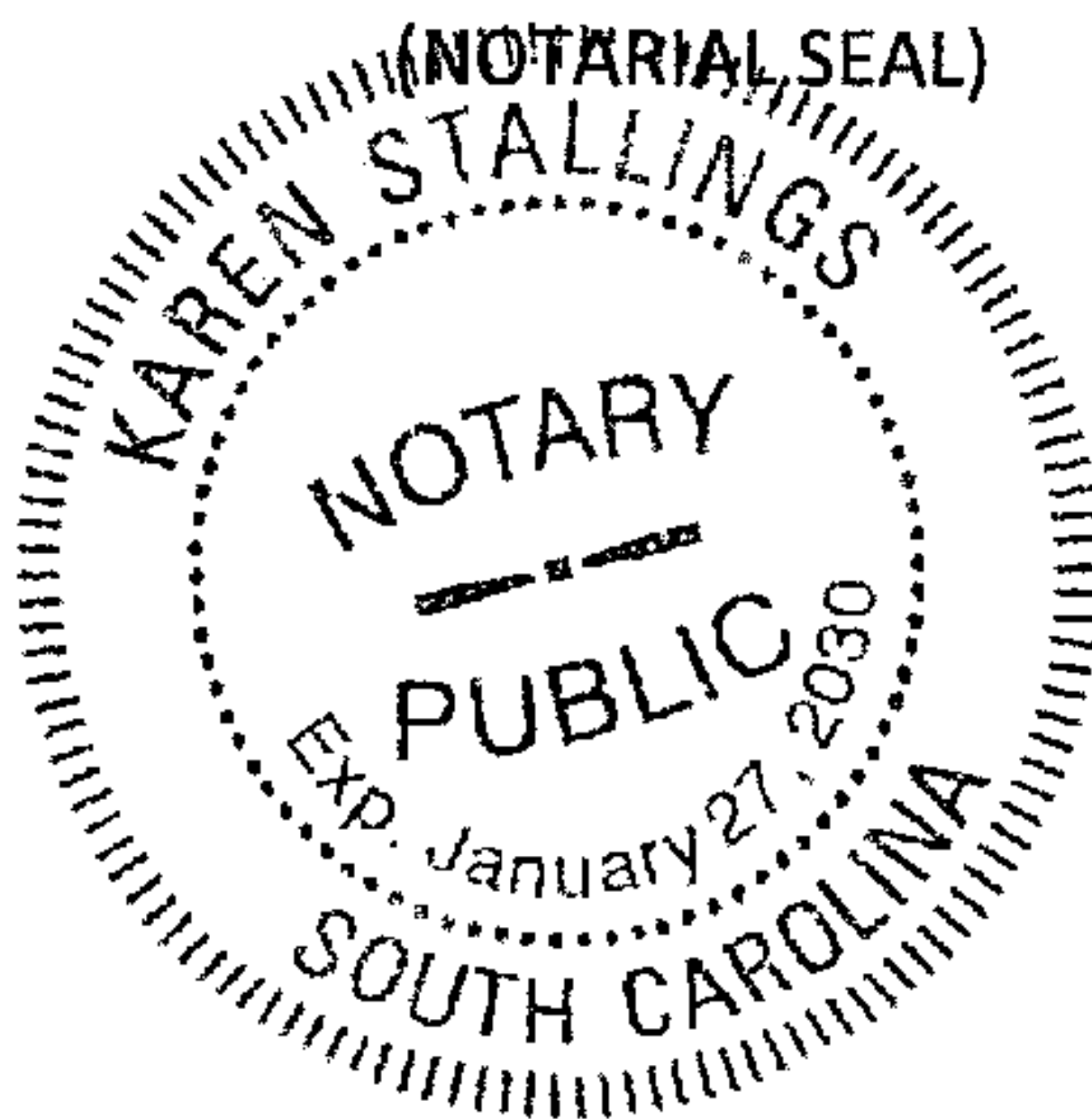

Witness
Printed Name: David Bergeron

STATE OF SOUTH CAROLINA
COUNTY OF Richland

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 10th day of September, 2026, by Monica Lynn Fields, who is personally known to me or who produced her driver's license as identification.

Karen Stallings
Notary Public, State of South Carolina

Notary Public Print Name: Karen Stallings
My Commission Expires: 01/27/2030



Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Blane Cooper

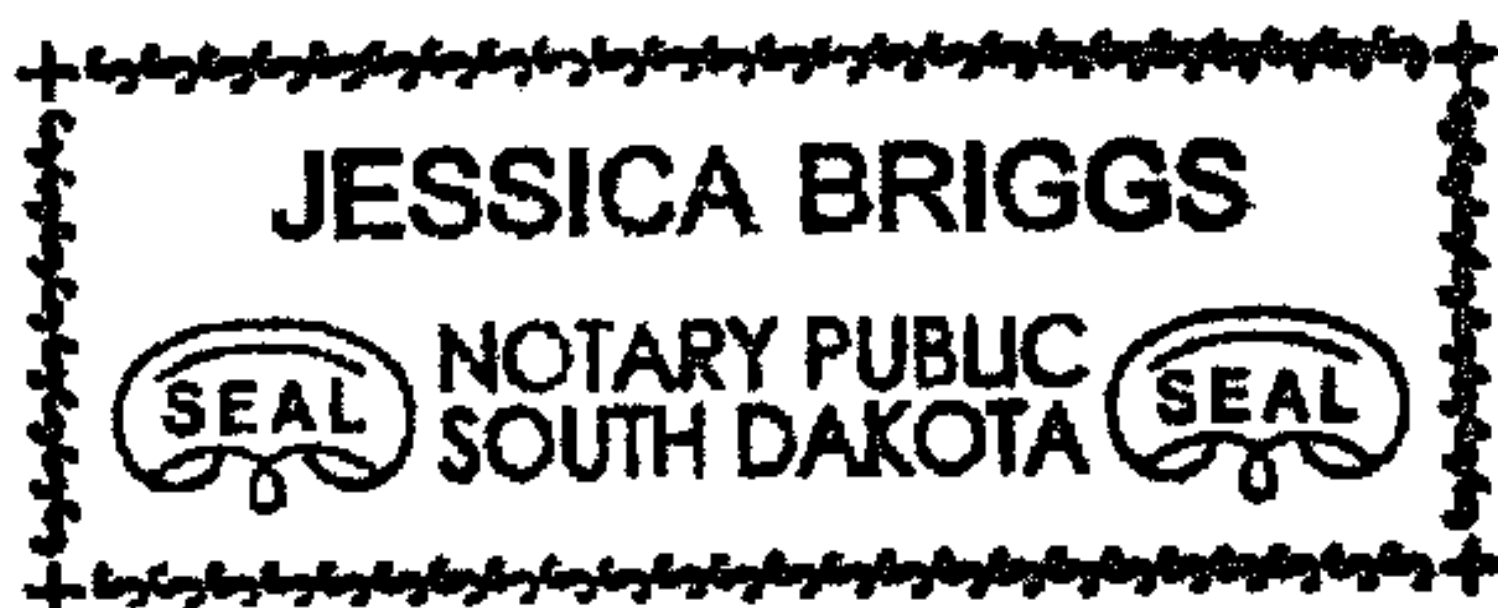
[Signature]
Witness
Printed Name: Hunter Lambrechts

Mark Kendall Dean (Seal)
Mark Kendall Dean
214 6th Street NE, Watertown, SD 57201

STATE OF SOUTH DAKOTA
COUNTY OF Codington

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 4th day of September, 2026, Mark Kendall Dean, who is personally known to me or who produced his driver's license as identification.

(NOTARIAL SEAL)

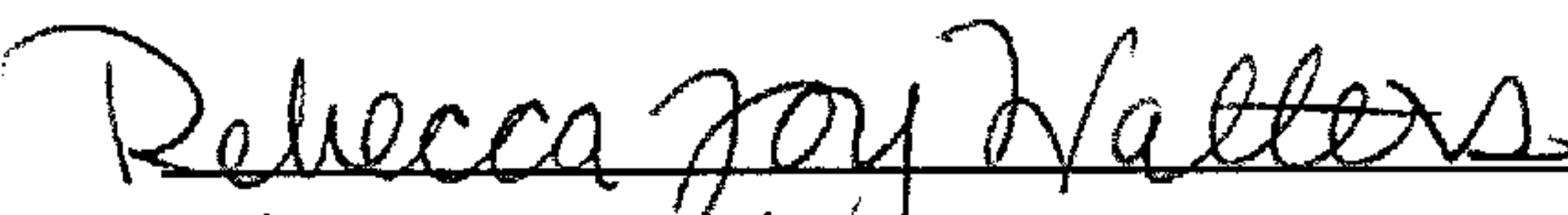


Jessica Briggs
Notary Public, State of South Dakota
Notary Public Print Name: Jessica Briggs
My Commission Expires: 5-21-32

Signed, sealed and delivered in our presence:



Witness
Printed Name: David R. Harting
4731 Acorn Circle, Sarasota, FL 34233

 (Seal)

Rebecca Joy Walters

121 Palm Avenue East, Nokomis, FL 34275

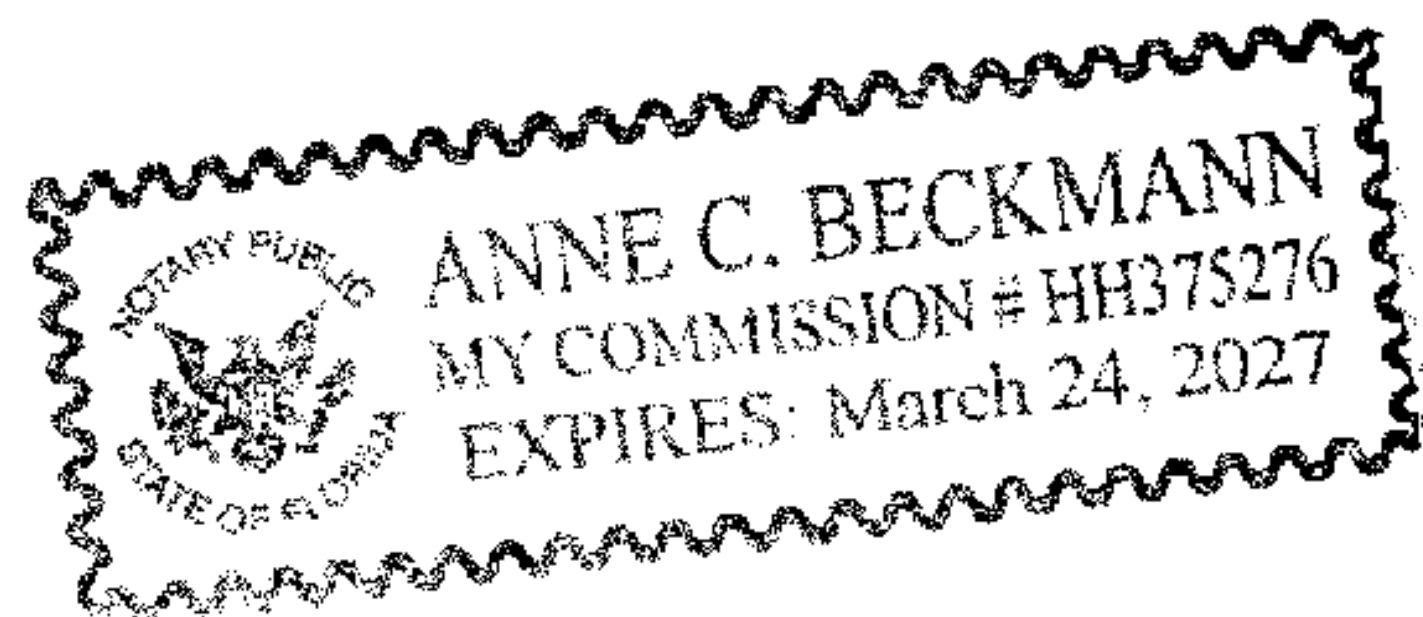


Witness
Printed Name: Anne C. Beckmann
4731 Acorn Circle, Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9th day of September, 2026, by Rebecca Joy Walters, who is personally known to me or who produced her driver's license as identification.

(NOTARIAL SEAL)





Notary Public, State of Florida at Large

Notary Public Print Name: Anne C. Beckmann

My Commission Expires: _____

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Marshall Chapman
Witness Address: 4532 W Kennedy Blvd Tampa FL 33609

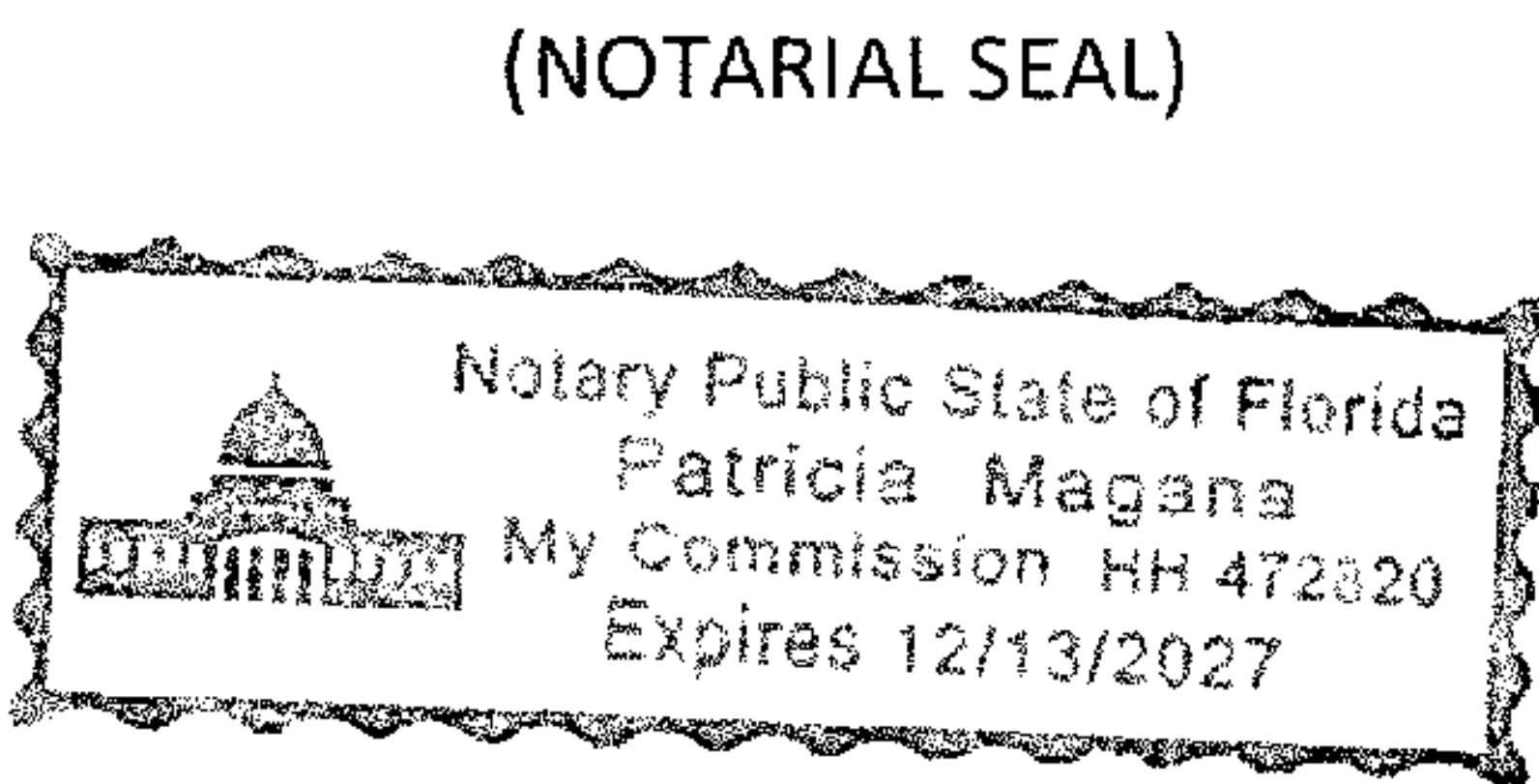
[Signature] (Seal)
Morgan L. Brigham
P.O. Box 4471, Tampa, FL 33677

[Signature]
Witness
Printed Name: Elegna Jimenez
Witness Address: 4532 W Kennedy Blvd Tampa FL 33609

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9 day of September, 2026, by Morgan L. Brigham, who is personally known to me or who produced her/his driver's license as identification.

[Signature]
Notary Public, State of Florida at Large
Notary Public Print Name: Patricia Magner
My Commission Expires: 12/13/27



Signed, sealed and delivered in our presence:



Witness
Printed Name: David R. Harting
4731 Acorn Circle, Sarasota, FL 34233

Megan L. Brigham (Seal)
Megan L. Brigham

P.O. Box 72, Osprey, FL 34229

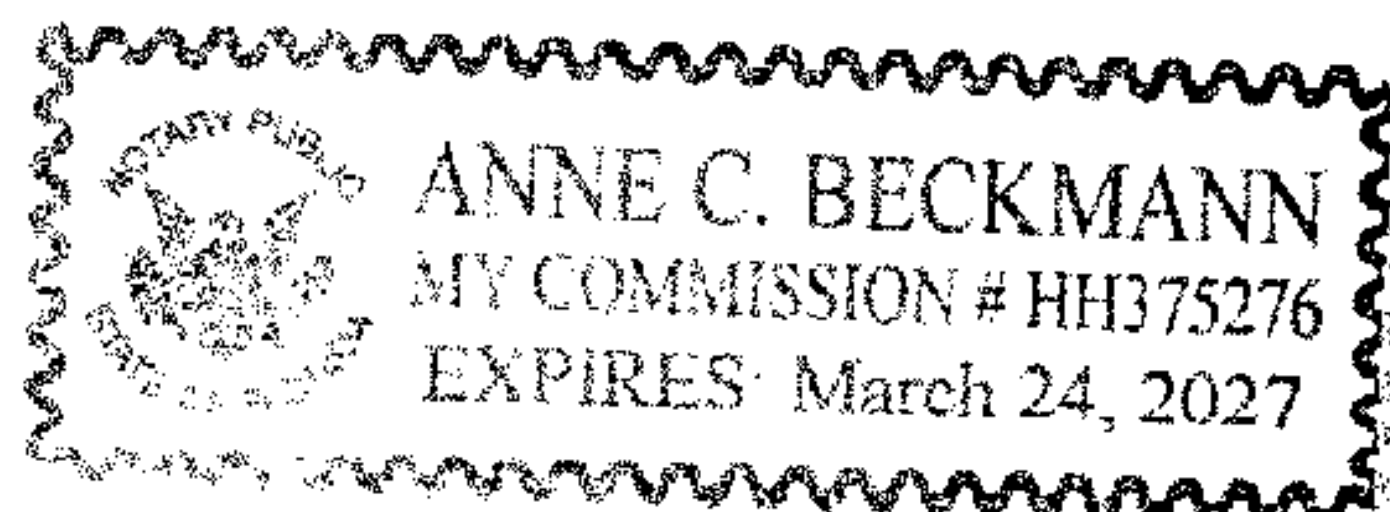


Witness **Anne C. Beckmann**
Printed Name: _____
4731 Acorn Circle, Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9th day of September, 2026, by Megan L. Brigham, who is personally known to me or who produced her driver's license as identification.

(NOTARIAL SEAL)





Notary Public, State of Florida at Large

Notary Public Print Name: Anne C. Beckmann

My Commission Expires: _____