

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127886 2 PG(S)**

9/22/2026 11:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547338

Doc Stamp-Deed: \$8,330.00

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No 2026-6954

Purchase Price: \$1,190,000.00

Recording Costs: \$ _____

Florida Documentary Stamp Tax: \$8,330.00

Parcel Identification No.: 0108250008

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this 22nd day of September, 2026, between Kathryn L. Hutcheson, Individually and as Trustee of Kathryn L. Hutcheson Revocable Trust under Agreement dated November 21, 2024, and any amendments thereto, whose post office address is 30139 Johnsons Point Road, Leesburg, FL 34748, Grantor, to Steven R. Aiello, as Trustee of The Steven R. Aiello Trust dated December 10, 2020, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is 45 Southwest 9th Street, Unit 1403, Miami, FL 33130, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Parcel 1

Lot 17 and 17A, SIESTA PROPERTIES, INC., UNIT NO. 4, as per plat thereof recorded in Plat Book 10, Page 99, of the Public Records of Sarasota County, Florida.

Parcel 2

A 1/9th interest in the following described property:

Lot 9, the Northerly 50 feet of Lot 8, and the Northerly 50 feet of Lot 25 A/K/A Plovers Way, SIESTA PROPERTIES, INC., UNIT NO. 4, as per plat thereof recorded in Plat Book 10, Page 99, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:

Eileen M. Hord
Printed Name: Eileen M. Hord
P.O. Address: 10116 Grande Lp
Clermont, FL 34711

Kathryn L. Hutcheson Revocable Trust under Agreement dated November 21, 2024

By: [Signature]
Kathryn L. Hutcheson, Individually and as Trustee

WITNESSES #2:

Edith Michael
Printed Name: Edith Michael
P.O. Address: 407 Silver Maple Rd.
Groveland, FL 34736

STATE OF FL
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of September, 2026, by Kathryn L. Hutcheson, Individually and as Trustee of Kathryn L. Hutcheson Revocable Trust under Agreement dated November 21, 2024, ☐ who is/are personally known to me or ☒ who has/have produced FL Drivers License as identification.

Eileen M. Hord
Signature of Notary Public

Eileen M. Hord
Print, Type/Stamp Name of Notary

