

9/23/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548442

This Instrument Prepared by, and Return to:
Eric R. Hoonhout, Esq.
HOONHOUT LAW, CHARTERED
1219 South East Avenue, Suite 202
Sarasota, Florida 34239

Doc Stamp-Deed: \$0.70

Purchase Price: N/A
Doc. Tax: \$ 0.70 (RECORDER'S NOTICE: This conveyance is a transfer from fee ownership to an enhanced life estate, and from the owners to themselves. There is no change in beneficial interest at this time, and no consideration was paid for the transfer. Pursuant to the applicable provisions of the Florida Statutes and the Florida Administrative Code, only the minimum tax is due upon the recording of this Warranty Deed.)
Rec. Fee: \$27.00
Parcel ID: 0053080044 (Sarasota County)

WARRANTY DEED

This WARRANTY DEED is made and entered into this 23rd day of September, 2026, by **DONALD GRANT WILLIAMS, JR. and CYNTHIA ZOUCK WILLIAMS, husband and wife**, whose post office address is 1724 Oak Lakes Drive, Sarasota, FL 34232 (hereinafter referred to as the "Grantor"), to **DONALD GRANT WILLIAMS, JR. and CYNTHIA ZOUCK WILLIAMS, husband and wife**, whose post office address is 1724 Oak Lakes Drive, Sarasota, FL 34232, for an enhanced life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the survivor of the said enhanced life tenants, the remainder, if any, to **DONALD G. WILLIAMS, III, a single man, and MICHAEL J. WILLIAMS, a married man**, each as to an undivided one-half (1/2) interest as a tenant in common, whose post office addresses are, respectively, 22805 Duke Street, Leonardtown, MD 20650, and 827 South Candler Street, Decatur, GA 30030 (hereinafter collectively referred to as the "Grantee").

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee her heirs and assigns forever the following described real property in Sarasota County, Florida:

Lot 46, THE LAKES ESTATES, according to the plat thereof as recorded in Plat Book 30, Page 15, of the Public Records of Sarasota County, Florida.

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

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and subsequent years.

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY THE LAW FIRM OF HOONHOUT LAW, CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE. THE LEGAL DESCRIPTION WAS DERIVED WITHOUT A SURVEY. NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY HOONHOUT LAW, CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.

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

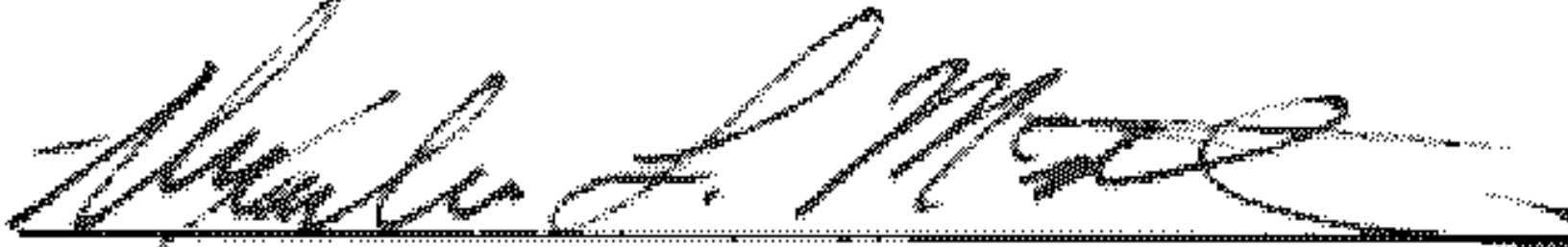
{Signature and Notary Page Follows}

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

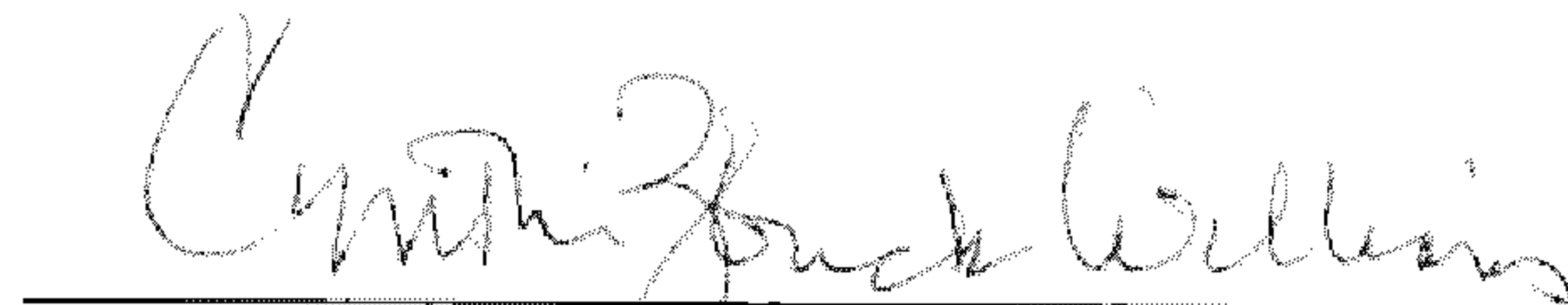

Print Name: Alexander L. McNulty
1219 South East Avenue, Suite 202
Sarasota, FL 34239


Print Name: Eric R. Hoonhout
1219 South East Avenue, Suite 202
Sarasota, FL 34239


Print Name: Alexander L. McNulty
1219 South East Avenue, Suite 202
Sarasota, FL 34239

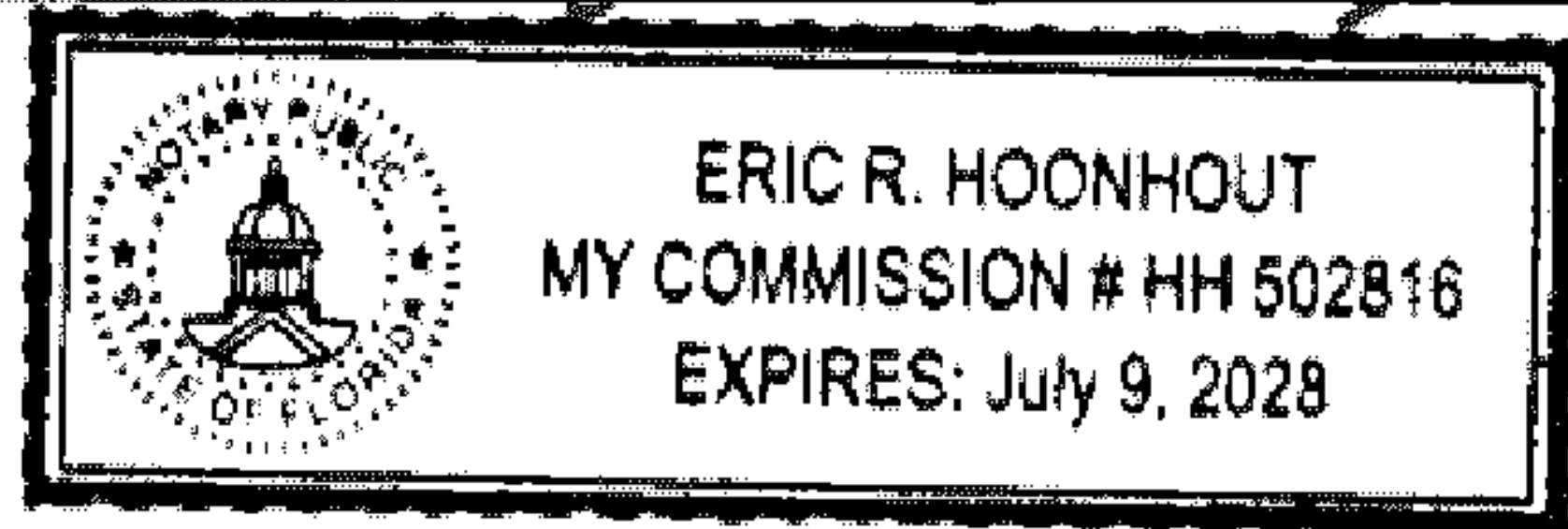

Print Name: Eric R. Hoonhout
1219 South East Avenue, Suite 202
Sarasota, FL 34239


DONALD GRANT WILLIAMS, JR.

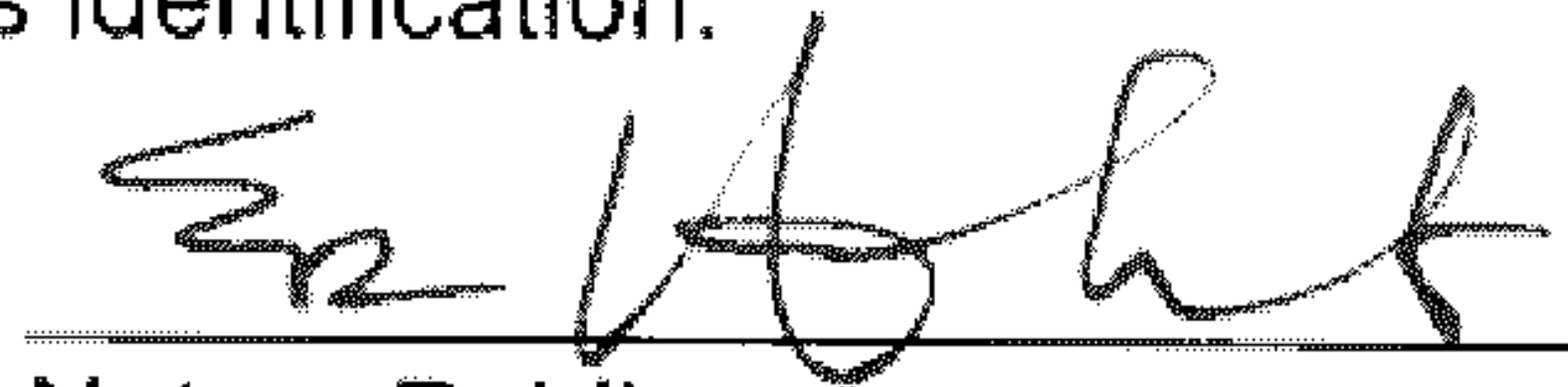

CYNTHIA ZOUCK WILLIAMS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [Notary choose one] ☒ physical presence or ☐ remote online notarization, this 23rd day of September, 2026, by Donald Grant Williams, Jr. and Cynthia Zouck Williams, who are [Notary choose one] ☐ personally known to me or ☒ who have produced FL Driver Licenses as identification.



[PLACE NOTARIAL STAMP]


Notary Public
Print Name: ERIC R. HOONHOUT
Commission Expires: 07/09/2028