

3/26/2026 10:30 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471660

Prepared by and return to:

Robert A. Dickinson

Attorney at Law

Robert A. Dickinson, A Chartered Professional Association, Inc.

460 S. Indiana Ave.

Englewood, FL 34223

941-474-7600

File Number: PARISH

Will Call No.:

Doc Stamp-Deed: \$2,940.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of March, 2026 between Robert C. Parish, Individually, a married person and as Trustee of the Robert Parish Revocable Trust, dated 03/15/93, as amended whose post office address is 30 Oakwood Drive N., #30, Englewood, FL 34223, grantor, and Michael A. Parish, a single person whose post office address is 204 Lafayette Ave., Cortlandt Manor, NY 10567, 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 Charlotte County, Florida to-wit:

Unit No. 30, ENGLEWOOD ISLES, UNIT 1, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 767, Page 667, all exhibits and amendments thereof, and as per plat thereof recorded in Condominium Plat Book 3, Page 30, as amended, Public Records of Sarasota County, Florida.

Parcel Identification Number: 048514030

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

The Property Described herein is not the homestead property of Robert C. Parish, Trustee.

The Undersigned(s) hereby affirms that the Revocable Trust referenced herein is still in full force and effect and has not amended or revoked, and the trustee(s) herein has the full power and authority to transfer the subject property in accordance with the Trustee's powers contained in said Trust.

The undersigned hereby affirms that the Trustee's Distributive Deed recorded in Official Instrument Number 2021037715, Dated February 21, 2021, had a scrivener error wherein the deed made reference the Robert C. Parish Revocable Trust Dated 03/15/93 and the Trust name is The Robert Parish Revocable Trust dated 03/15/93.

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:

Elizabeth Bednar
Witness Name: Elizabeth Bednar
Witness Address: 5529 Ridgeway Hill Ct.
Fairfax, VA 22032

Robert C. Parish TRUSTEE
Robert C. Parish, Trustee

Juanita M. Lyons
Witness Name: JUANITA M. LYONS
Witness Address: 274 W. MONTICELLO LN
STERLING, VA 20164

Virginia 3/21/26
State of Florida
County of Sarasota CONCORD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026 by Robert C. Parish, Trustee of the Robert Parish Revocable Trust, dated 03/15/93, as amended, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Juanita M. Little-Lyons
Notary Public

Printed Name: JUANITA M. LITTLE LYONS

My Commission Expires: SEPT 30, 2026

