

Consideration: \$1,640,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Jamie Adam Ebling, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-47995-001

3/27/2026 3:09 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3472623

Doc Stamp-Deed: \$11,480.00

Property Appraiser's Parcel ID No.: 2039-02-0018

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 26th day of March, 2026, by and between **JOHNSON S. SAVARY, JR.**, whose address is **4991 Cedar Oak Way, Sarasota FL 34233**, **MARY ELIZABETH SAVARY TAYLOR**, whose address is **409 Macarthur Avenue Northeast, Vienna VA 22180** AND **LAURA FERN REES AKA LAURA FERN SAVARY REES AKA LAURA SAVARY REES**, whose address is **1780 Pine Harrier Circle, Sarasota, FL 34231**, **INDIVIDUALLY AND AS SUCCESSOR TRUSTEES OF THE MARY T. SAVARY REVOCABLE TRUST U/A DTD 4/18/1988**, (hereinafter "GRANTOR"), and **ALEX J. RAMOS AND LYNETTE M. MUZAURIETA RAMOS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **5623 Midnight Pass Road, 616, Siesta Key, FL 34242** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 7, BLOCK C, CHEROKEE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 156, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with 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 has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]  
Printed Name Kelly Quigley  
P.O. Address 3700 S. Tamiami Tr.  
Sarasota FL 34239

(2) [Signature]  
Printed Name Jacqueline Edwards  
P.O. Address 3700 S. Tamiami Tr.  
Sarasota FL 34239

GRANTOR:

**Johnson S. Savary, Jr. and Laura Fern Rees  
AKA Laura Fern Savary Rees AKA Laura  
Savary Rees, individually and as Successor  
Trustees of The Mary T. Savary Revocable Trust  
U/A DTD 4/18/1988**

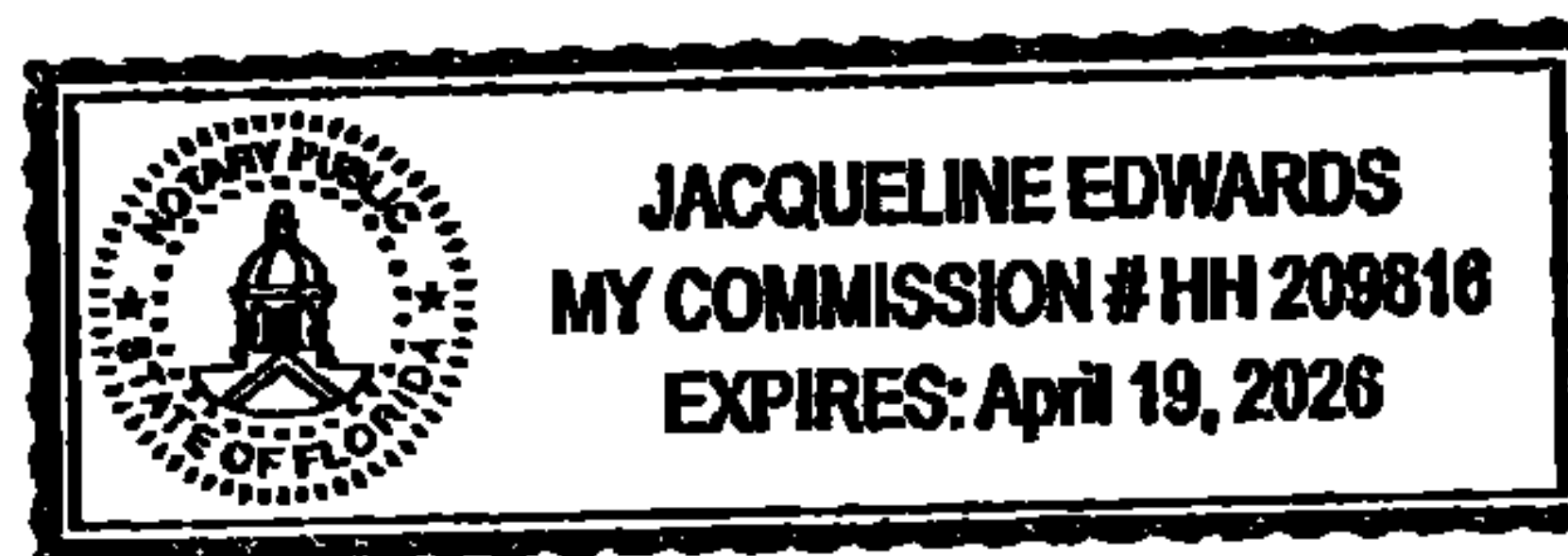
By: [Signature]  
**Johnson S. Savary, Jr., individually and as  
Successor Trustee aforesaid**

By: [Signature]  
**Laura Fern Rees AKA Laura Fern Savary  
Rees AKA Laura Savary Rees, individually and  
as Successor Trustee aforesaid**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of March, 2026, by Johnson S. Savary, Jr. and Laura Fern Rees AKA Laura Fern Savary Rees AKA Laura Savary Rees, individually and as Successor Trustees of The Mary T. Savary Revocable Trust U/A DTD 4/18/1988,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Jacqueline Edwards  
Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]  
Printed Name Thomas Keith  
P.O. Address 601 13th St NW  
Washington, DC

(2) [Signature]  
Printed Name Cedric Ledbetter  
P.O. Address 601 13th Street N.W.  
Washington, DC 20005

GRANTOR:

**Mary Elizabeth Savary Taylor, individually and as Successor Trustee of The Mary T. Savary Revocable Trust U/A DTD 4/18/1988**

By: [Signature]  
**Mary Elizabeth Savary Taylor, individually and as Successor Trustee aforesaid**

STATE OF District of Columbia  
COUNTY OF Washington DC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of March, 2026, by Mary Elizabeth Savary Taylor, individually and Successor Trustee of The Mary T. Savary Revocable Trust U/A DTD 4/18/1988,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Daniel DeJarnette Eason  
Print, Type/Stamp Name of Notary

District of Columbia

Signed and sworn to (or affirmed) before me on 3/23/2026 by Mary Elizabeth  
Date Name(s) of Individual(s) making statement  
[Signature]  
Signature of Notarial Officer Seal  
Notary Public  
Title of Office  
My Commission Expires: 7/14/2029

