

3/27/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472722

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X019
Parcel ID No. 0084014156
Incidental to the issuance of title insurance

Doc Stamp-Deed: \$525.00

General Warranty Deed

This Warranty Deed dated this 27th day of March, 2026 by Albert Lee, whose address is: 8745 Amaretto Ave., Sarasota, Florida 34238, hereinafter called the Grantor, to James Osgood, whose post office address is: 4228 Hymount Ave., Sarasota, Florida 34231-7632, hereinafter called the Grantee:

Whenever used herein the term "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.

Witnesseth, that Grantor, for the sum of \$75,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Unit B3-48, PHILLIPPI HARBOR CLUB, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 40, Page 27, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

