

3/27/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472845

This Instrument Prepared by:
Sam D. Norton, Esq.
NORTON, HAMMERSLEY, LOPEZ &
SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$5,145.00

WARRANTY DEED

This Warranty Deed is made this 27th day of March, 2026, by **James T. Weyant and Carole J. Weyant, husband and wife**, hereinafter collectively referred to as "Grantor," to **Dennis Lee Matthies and Judith Keen Matthies, as Trustees of the Dennis Lee Matthies and Judith Keen Matthies Revocable Living Trust dated March 29, 2017, 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 Statutes § 689.073**, whose post office address is 101 Benjamin Franklin Drive, Unit 54, Sarasota, FL 34236, hereinafter referred to as "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, Grantee's heirs and assigns forever the following described real property in Sarasota County, Florida:

Unit 54, ST. ARMANDS TOWERS n/k/a ST. ARMANDS TOWERS SOUTH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 769, Page(s) 482 and Revised Declaration recorded in Official Records Book 3099, Page 2368, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements

The Data Processing Number of the above-described real property is 2016041022.

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

The above described property does not constitute the Grantor's homestead property nor is it contiguous thereto.

The individual Grantee Trustees above, under the terms of the trust referred to above, each hold a present beneficial interest in the property, including the right of possession and use for their lifetimes, and it is intended that such interest shall qualify for homestead tax exemption pursuant to the provisions of Section 196.041(2), Florida Statutes.

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.

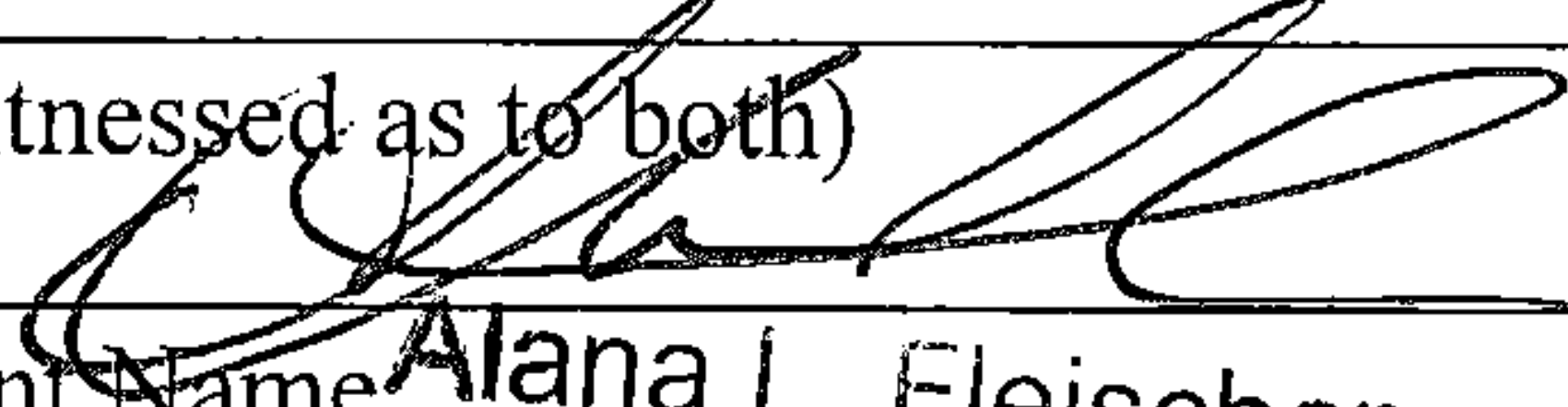
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:




Print Name: ALYSHA GONZALEZ
Address: 1819 Main Street Ste 610
Sarasota, FL 34236

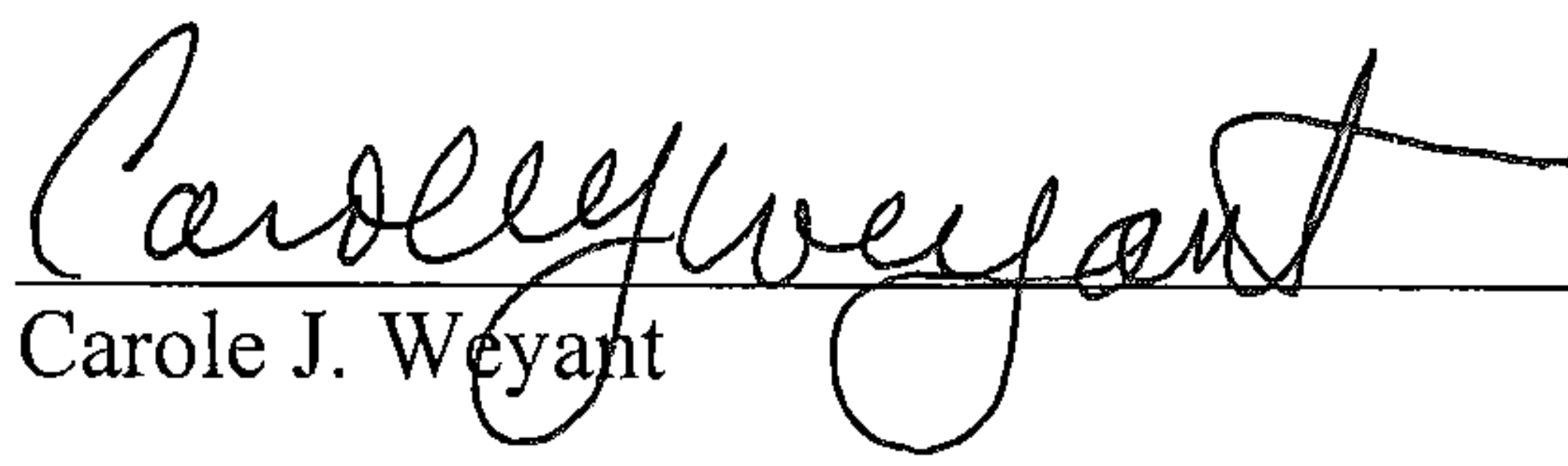
(witnessed as to both)



Print Name: Alana L. Fleischer
Address: 1819 Main Street Ste 610
Sarasota, FL 34236

(witnessed as to both)

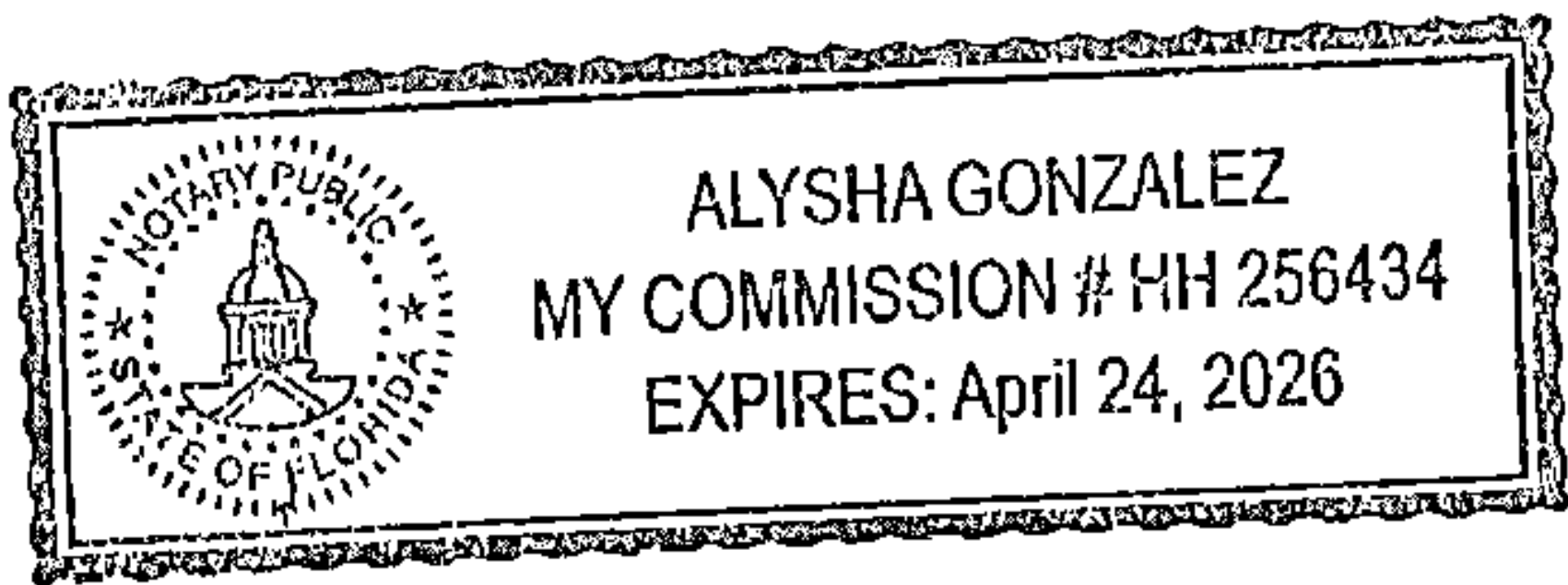

James T. Weyant

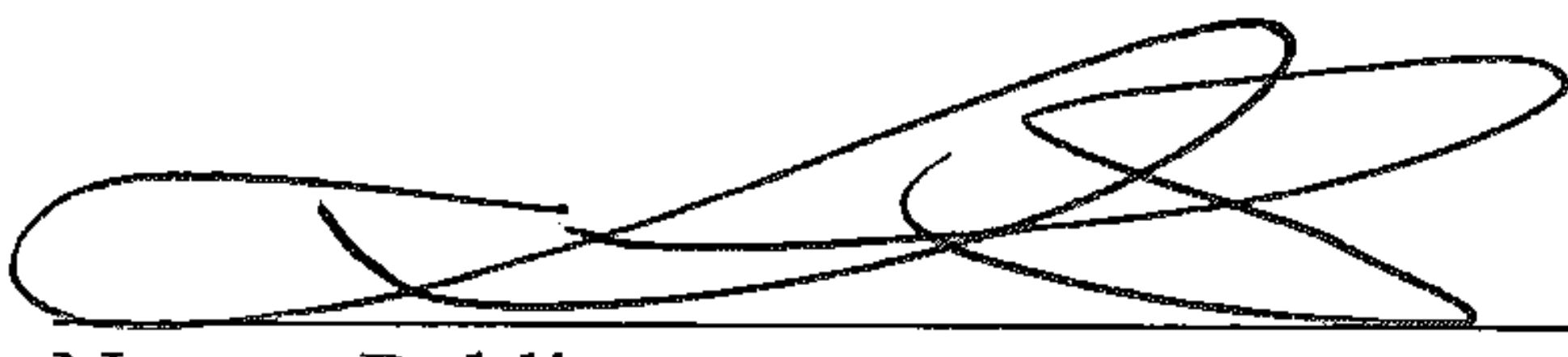

Carole J. Weyant

Address: 101 Benjamin Franklin Drive, Unit 10W,
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of X physical presence this 24th day of March 2026, by James T. Weyant and Carole J. Weyant.





Notary Public
Print Name: ALYSHA GONZALEZ
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification ✓
Type of identification produced FL DL's