

Recording Fee - 18.50
Doc. Stamps - 2,310.00
2,328.50

This instrument prepared by and return to:
Jerrel E. Towery, Esq.
Jerrel E. Towery, P.A.
Fla. Bar #267351
304 W. Venice Ave.
Suite 220
Venice, FL 34285
Phone: (941) 485-3391

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041262 2 PG(S)
March 31, 2026 08 57 53 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,310 00



WARRANTY DEED

Trustee to Individual

THIS WARRANTY DEED, made the 26th day of March, A.D., 2026, by JERREL E. TOWERY, Trustee of the FRANCIS P. WALSH TRUST, dated August 3, 2003, hereinafter called the grantor, to WILLIAM RUSSELL TENLEY, a married man, whose post office address is 214 Lake Victoria Ct., Englewood, FL 34223.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 17, Block G, STILLWATER - UNIT ONE, according to the plat thereof recorded in Plat Book 41, Page 25, Public Records of Sarasota County, Florida.

(Parcel I.D. #0856120009)

Subject to easements, restrictions and reservations of record.

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, said grantor having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Heather Fallocaer
WITNESS
Heather Fallocaer
PRINTED NAME OF WITNESS
ADDRESS:
304 W Venice Ave, Suite 217
Venice, FL 34285

[Signature] L.S.
JERREL E. TOWERY
Trustee of the
FRANCIS P. WALSH TRUST,
dated August 3, 2003,
304 W. Venice Ave., Suite 220
Venice, FL 34285

Roberta K Scaglione
ROBERTA K. SCAGLIONE
WITNESS
ADDRESS:
950 Sunrise Rd.
Venice, FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26th day of March, 2026, by JERREL E. TOWERY, Trustee of the FRANCIS P. WALSH TRUST, dated August 3, 2003, by means of physical presence. He is personally known to me, or has produced NA as identification and did take an oath.

Roberta K Scaglione
Signature of Acknowledger

Roberta K. Scaglione
Printed Name of Acknowledger

Notary Public
Title or Rank

Date Commission Expires:

