



SUNBELT
TITLE AGENCY

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INSTRUMENT # 2026041432 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473764

Doc Stamp-Deed: \$2,800.00

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-01932

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This Warranty Deed

Made this 30th day of March, 2026 by David S. Marshall and Linda J. Marshall, individually, Husband and Wife and as Trustees of the Marshall Family Revocable Trust Dated February 22, 2007, Restatement Dated November 12, 2018, hereinafter called the Grantor, to Lucas S. Ross, A Married Man and J. Michael Ross, A Married Man, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose post office address is: 424 Deer Park Dr NE, New Philadelphia, OH 44663, 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 the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit No. 87-201, of Phase I, of VERANDA III AT WELLEN PARK, A PHASE CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Instrument No. 2024102334, of the Public Records of Sarasota County, Florida, as amended, together with its undivided share in the common elements.

Parcel Identification Number: 0808021009

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

STEPHANIE FLINT

304 W. Venice Ave., Suite 302
Venice, FL 34293

Witness: (Signature)

Printed Name

Jane A. Slusarz

Address

12397 Weller Golf St.
Venice, FL 34293

City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2026, by David S. Marshall, individually and as Trustee and Linda J. Marshall, individually and as Trustee, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

Marshall Family Revocable Trust Dated February 22, 2007, Restatement Dated November 12, 2018

By: David S. Marshall, individually and as Trustee
8 Heritage Lane
Atkinson, NH 03811

By: Linda J. Marshall, individually and as Trustee
8 Heritage Lane
Atkinson, NH 03811

