

3/31/2026 1:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473799

Doc Stamp-Deed: \$3,115.00

Consideration: \$445,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-47315-001

Property Appraiser's Parcel ID No.: 0176111059

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and between **Ann Morrison and Robert T. Morrison, a married couple**, whose address is **340 East 1st Street 410 Dayton, OH 45402**(hereinafter "GRANTOR"), and **Jason Lowrie and Amy Lowrie, husband and wife, as tenants by the entirety**, whose address is **633 Alhambra Road, 302, Venice, FL 34285** (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:

UNIT 903, VENICE SANDS APARTMENTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 501, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 22, 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.

(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:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address 201 Center Rd.
Venice, FL 34285

[Signature]
Ann Morrison
[Signature]
Robert T. Morrison

(2) [Signature]
Printed Name Christi L. Cosby
P.O. Address 400 Bayshore Ave
Venice FL 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March, 2026, by Ann Morrison and Robert T Morrison, who is/are personally known to me or who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

