

CONSIDERATION: \$865,000.00
DOC TAX: \$6,055.00
RECORD: \$ 27.00

Doc Stamp-Deed: \$6,055.00

PARCEL ID NO.: 0105-13-6238

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
(941) 366-4800
Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 27th day of March 2026, by and between JACQUELINE E. DEASY and JULIE K. RUSSELL, individually and as Trustees of the Mary Ellen Dykema Trust dated May 12, 1992, as amended, hereinafter referred to as Grantor, whose post office address is 511 Currant Drive, Noblesville, Indiana 46062, and JOHN KENNETH MURPHY and LYNN MARIE MURPHY, husband and wife, hereinafter referred to as Grantee, whose post office address is 1208 Pickwick Drive, Rochelle, Illinois 61068.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit S-11, THE PALM BAY CLUB OF SARASOTA, Section Three, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 906, Page 1105 to 1149, inclusive, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 5, Page 3 and 3A, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

Grantor herein certifies the above-described property was not the homestead of Raymond W. Dykema and Mary Ellen Dykema under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Peter T. Currin
Witness Name: Peter T. Currin

Witness Address: 50 Central Ave
8th St Sarasota FL 34236

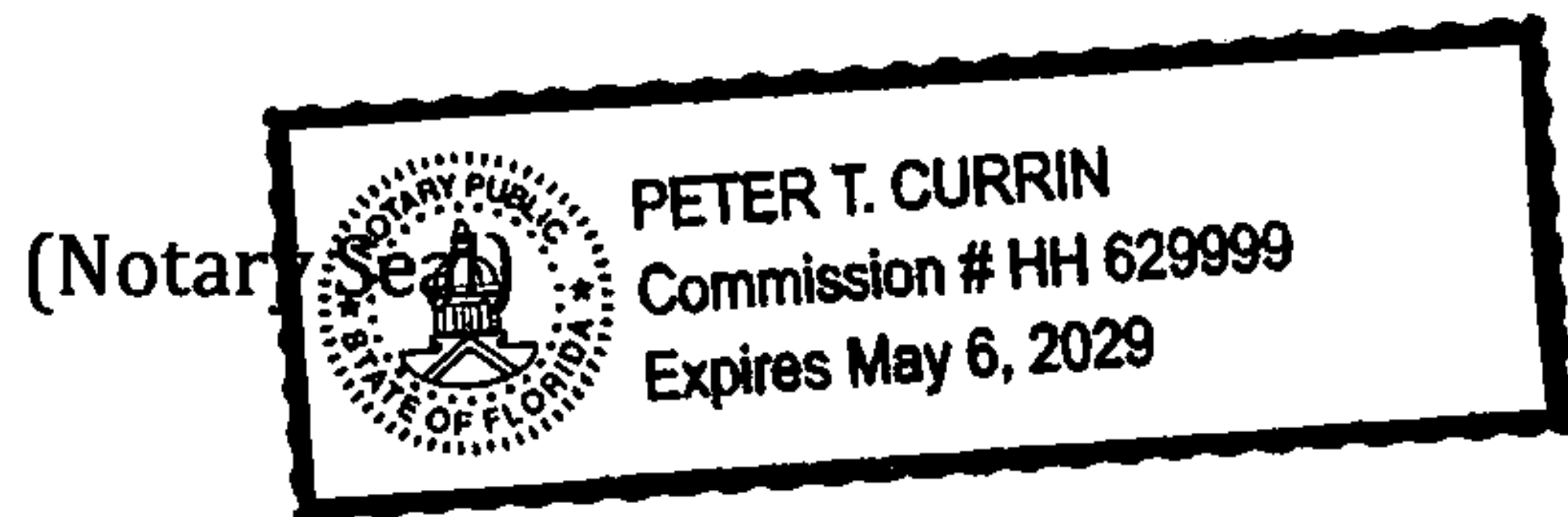
Rudy Duden III
Witness Name: RUDY DUDEN III

Witness Address: 5700 OCEAN BLVD
SARASOTA, FL 34242

Jacqueline E. Deasy
JACQUELINE E. DEASY, individually and
as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26 day of March 2026 by JACQUELINE E. DEASY, individually and as Trustee of the Mary Ellen Dykema Trust dated May 12, 1992, as amended, on behalf of the trust. The above-named person is personally known to me or has produced Indiana DL as identification. If no type of identification is indicated, the above-named person is personally known to me.



Peter T. Currin

Signature of Notary Public

Print Name of Notary Public

[Counterpart signature page follows]

WITNESSES:

Michael Cox
Witness Name: Michael Cox

Witness Address: P.O. Box 18243
Tucson, AZ 85731

Julie K. Russell
JULIE K. RUSSELL, individually and as
Trustee aforesaid

Witness Name: Patricia R Dumes

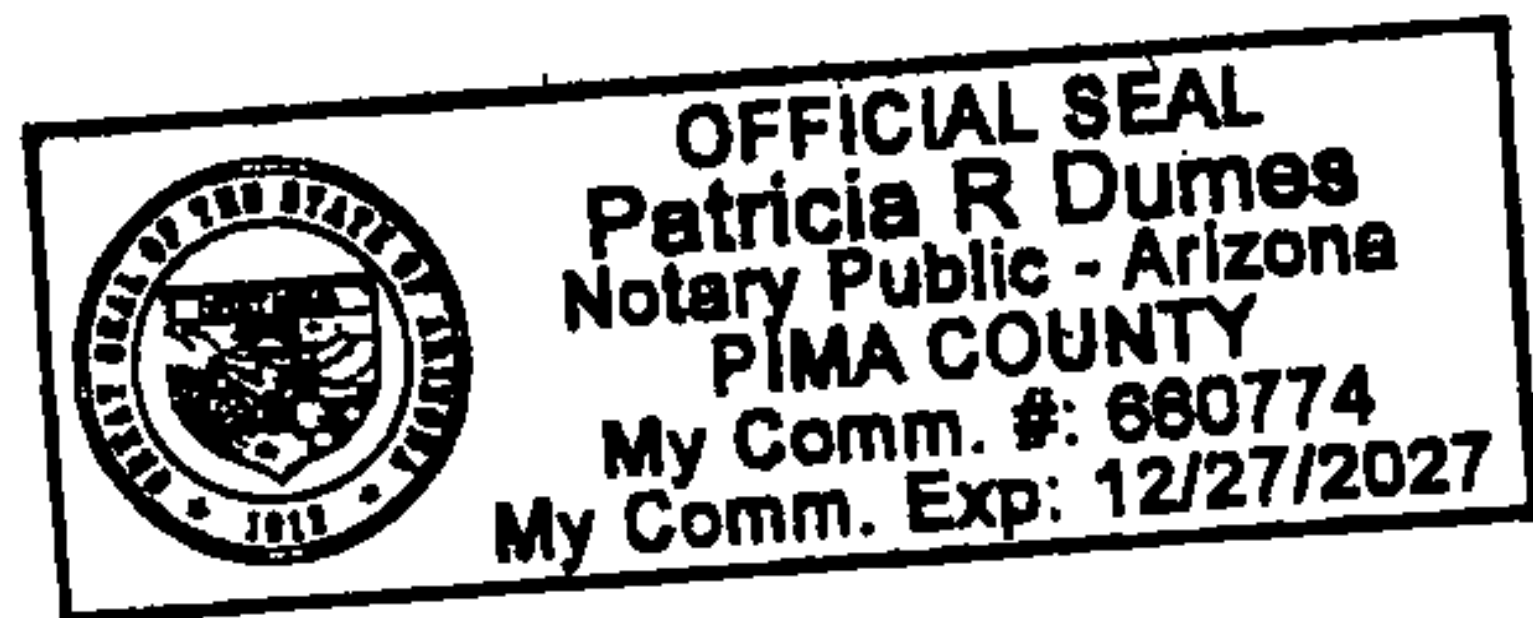
Witness Address: 7051 E Tanque Verde Dr
Tucson AZ 85715

ARIZONA
~~STATE OF MICHIGAN~~
COUNTY OF PIMA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of March 2026 by JULIE K. RUSSELL, individually and as Trustee of the Mary Ellen Dykema Trust dated May 12, 1992, as amended, on behalf of the trust. The above-named person is personally known to me or has produced n/c as identification. If no type of identification is indicated, the above-named person is personally known to me.

Patricia R Dumes
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public