

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042603 2 PG(S)**

4/1/2026 2:20 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3474692

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6276

Doc Stamp-Deed: \$2,555.00

Purchase Price: \$365,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$0.00
Parcel Identification No.: 0084021001

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE made this April 1st, 2026, between **Patrick E. Rooney, a married man, Individually and as Trustee of The Patrick E. Rooney 1998 Revocable Declaration of Trust Agreement dated June 17th, 1998, and any amendments thereto**, whose post office address is **4825 Lighthouse Drive, Wind Point, WI 53402**, hereinafter referred to as the "GRANTOR", to **West Lawn Properties LLC, a Virginia Limited Liability Company**, whose post office address is **5230 Landings Boulevard, #101, Sarasota, FL 34231**, hereinafter referred to as the "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 101, Building 1, of Landings South I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1677, Page(s) 285, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 22, Page 24, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

To have and to hold the same in fee simple forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Jessie Runge
Printed Name: Jessica Runge
P.O. Address: 4959 Douglas Ave
Racine, WI 53402

The Patrick E. Rooney 1998 Revocable
Declaration of Trust Agreement dated June 17th,
1998, and any amendments thereto

By: Patrick E. Rooney
Patrick E. Rooney, Individually and as Trustee

WITNESSES #2:

Cassie Williams
Printed Name: Cassie Williams
P.O. Address: 4959 Douglas Ave
Racine, WI 53402

STATE OF WI
COUNTY OF Racine

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization
this 27th day of March, 2026, by Patrick E. Rooney, Individually and as Trustee of The Patrick E.
Rooney 1998 Revocable Declaration of Trust Agreement dated June 17th, 1998, and any amendments thereto.

Cassie Williams

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: DL

Type of Identification Produced: Driver's License

