

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 290,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042917 2 PG(S)

4/1/2026 4:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474929

Doc Stamp-Deed: \$2,030.00

File Number: 2026-39
Parcel ID: 0134101217

Warranty Deed

Made this 1st day of April, 2026 by, **Cynthia K. Victor and Todd E. Victor, Co-Trustees of Victor Family Trust dated January 16, 2025**, whose post office address is: **7685 Snowberry Court, Mentor, OH 44060**, hereinafter called the grantor, to: **Nicholas Methven and Jennifer Methven, husband and wife**, whose post office address is: **12 Grove Farm Road, Union Township, NJ 08867**, 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 TWO HUNDRED NINETY THOUSAND AND 00/100 and 00/100 Dollars (\$290,000.00), and other variable considerations, 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 9207, Building 9000, STONEYBROOK TERRACE CONDOMINIUM III, a condominium according to the Declaration of Condominium recorded in Official Records Book 2906, Pages 108, et. seq, and any amendments thereto, together with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, easements, restrictions and other provisions of that certain Declaration of Condominium; and according to the condominium plat recorded therein, recorded in the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0134101217

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.

WARRANTY DEED

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Cynthia K. Victor, Co-Trustee
of the Victor Family
Trust dated January 16, 2025

Witness: [Signature]

Cynthia K. Victor, Co-Trustee of Victor Family
Trust dated January 16, 2025

Print Name: Cynthia K. Victor

Address: 3914 9th Ave West, Bradenton Fl 34205

Witness: [Signature]

Todd E. Victor, Co-Trustee of
Victor Family Trust dated January
16, 2025

Print Name: Kenneth J. Fox

Address: 3914 9th Ave West, Bradenton Fl 34205

Witness: [Signature]

Todd E. Victor, Co-Trustee of Victor Family Trust
dated January 16, 2025

Print Name: Cynthia K. Victor

Address: 3914 9th Ave West, Bradenton Fl 34205

Witness: [Signature]

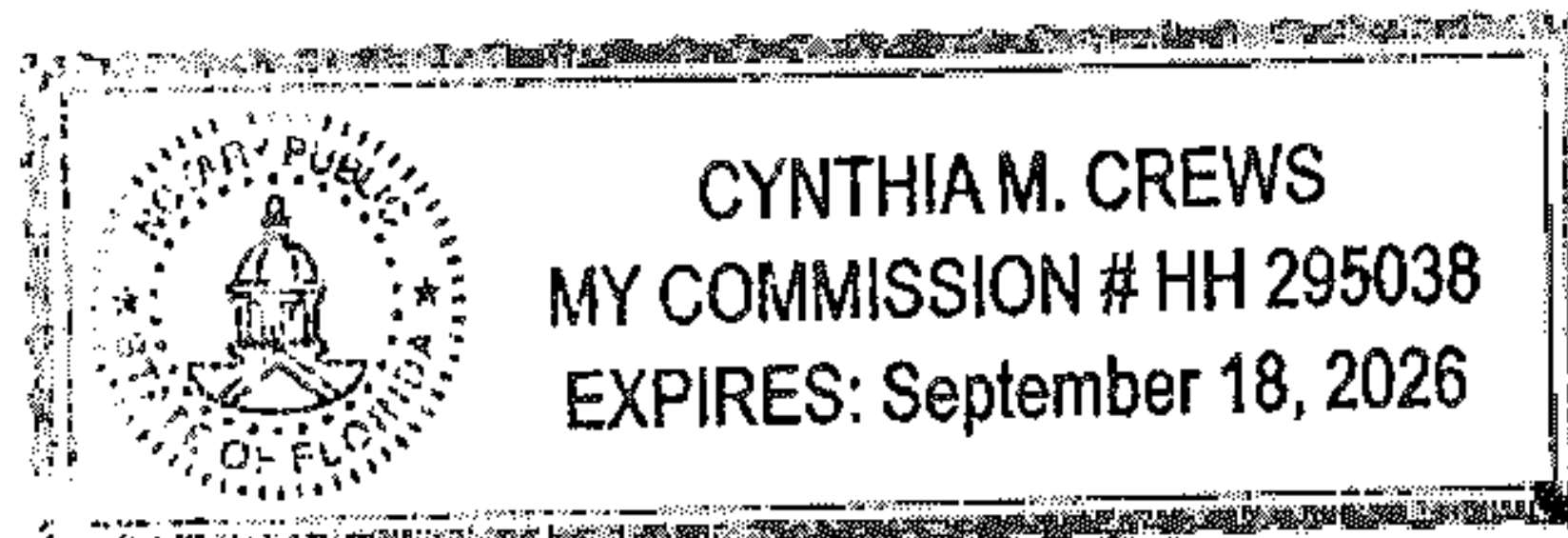
Print Name: Kenneth J. Fox

Address: 3914 9th Ave West, Bradenton Fl 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of April, 2026, by Cynthia K. Victor and Todd E. Victor, Co-Trustees of Victor Family Trust dated January 16, 2025, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary

WARRANTY DEED