

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043038 2 PG(S)

4/2/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475057

CONSIDERATION: \$500,000.00

DOC TAX: \$3,500.00

RECORD: \$ 18,50

PARCEL ID NO.: 0388140012

Doc Stamp-Deed: \$3,500.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 30th day of March 2026, by and between **ELIZABETH V. MYERS, an unmarried woman**, hereinafter referred to as Grantor, whose post office address is 4107 Covey Run, Naples, FL 34109, and **NANCY M. BROUGHER and JAMES R. GRIM, wife and husband**, hereinafter referred to as Grantee, whose post office address is 1200 Country Club Road, York, PA 17403.

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:

Lot 6, WATERFORD PHASE ONE-A, according to the map or plat thereof, as recorded in Plat Book 32, Page 29, of the 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.

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

WITNESSES:

Jennifer Borden
Witness Name: Jennifer Borden
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

Elizabeth V. Myers
ELIZABETH V. MYERS

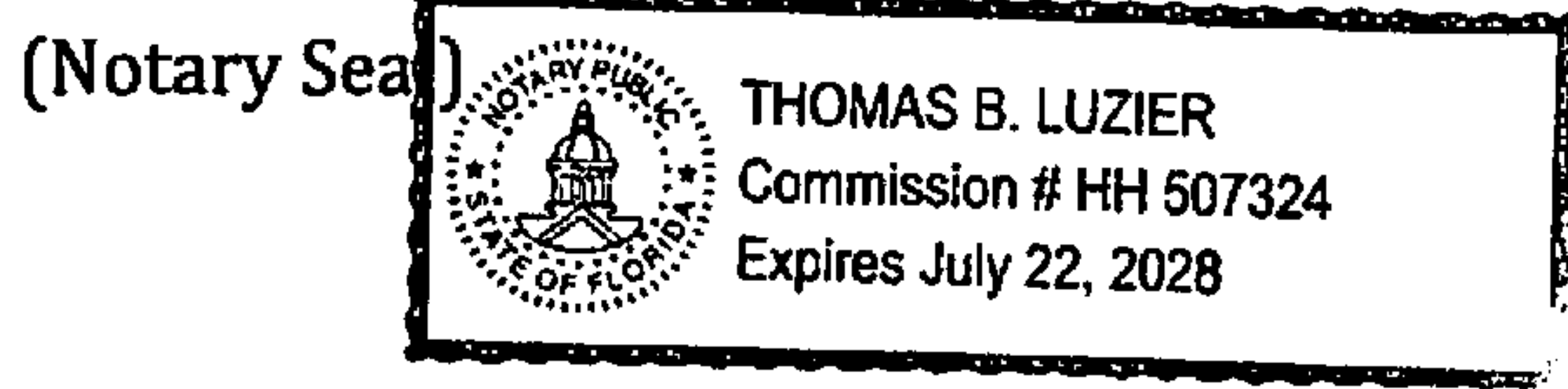
Thomas B. Luzier
Witness Name: Thomas B. Luzier
50 Central Avenue
Witness Address: Eighth Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of March 2026 by ELIZABETH V. MYERS, who is personally known to me or who has produced FL D.L. 42 as identification. If no type of identification is indicated, the above-named person is personally known to me.

Thomas B. Luzier

Signature of Notary Public



Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on _____.