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INSTRUMENT # 2026043132 2 PG(S)

4/2/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475109

CONSIDERATION: \$1,170,000.00

DOC TAX: \$ 8,190.00

RECORD: \$18.50

PARCEL ID NO.: 2009095097

Prepared by and return to:

Doc Stamp-Deed: \$8,190.00



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 **GREGORY R. WOLF and RENEE WOLF, husband and wife**, hereinafter referred to as Grantor, whose post office address is 33850 Grayfox Lane, Punta Gorda, FL 33982, and **MARY MATALIN**, hereinafter referred to as Grantee, whose post office address is 8818 Surrey Court, Alexandria, VA 22309.

**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 1405, of CONDOMINIUM ON THE BAY, TOWER I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1499, Page(s) 1548, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 18, Page 29, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.**

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 (as to both):

Anya Priddle  
Witness Name: Anya Priddle

Witness Address: 3442 Everetten.  
North Port, FL 34286

Gregory R Wolf  
GREGORY R. WOLF

Renee Wolf  
RENEE WOLF

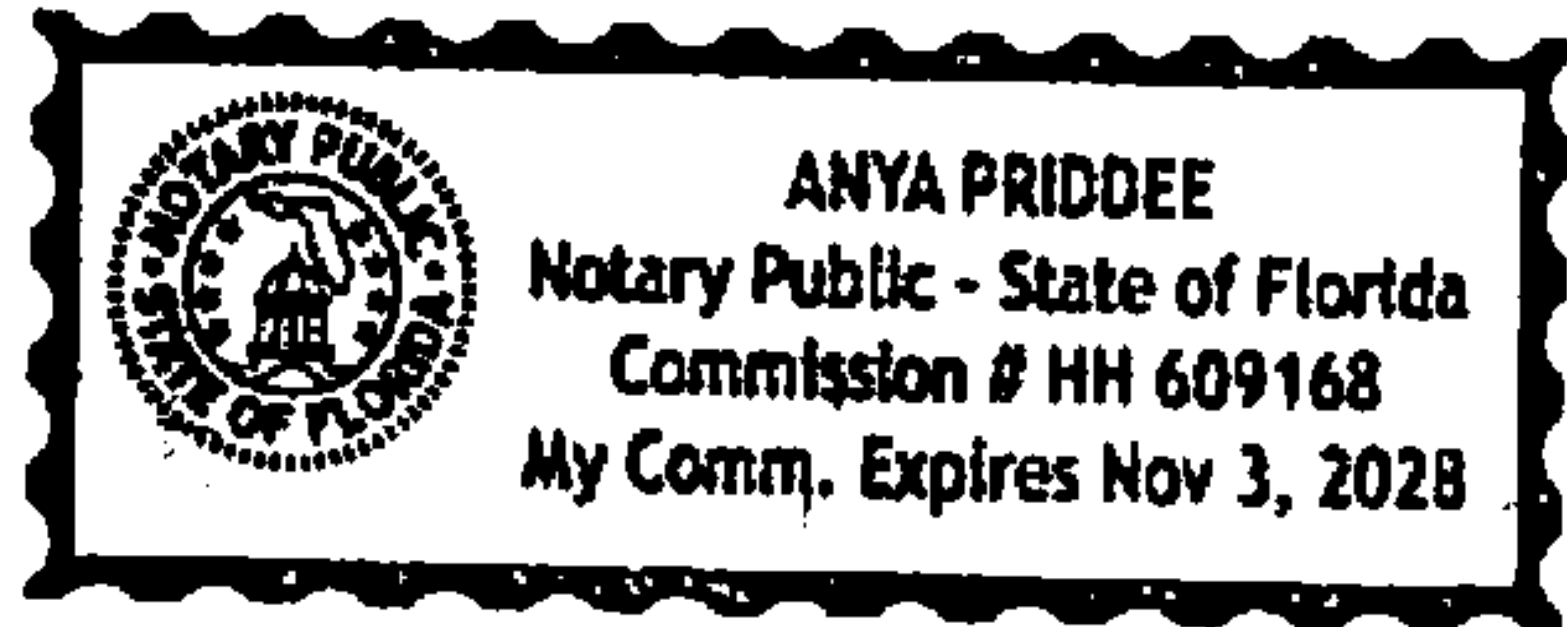
\*Francisco R. Garcia  
Witness Name: Francisco R. Garcia

Witness Address: 4927 Sw Hwy 17  
ARCADIA, FL 34266

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27 day of March 2026 by GREGORY R. WOLF and RENEE WOLF, who are personally known to me or who have produced Driver's License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



Anya Priddle  
Signature of Notary Public

Anya Priddle  
Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on 11/03/2028