

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044200 2 PG(S)**

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-279
Parcel ID: 0150020008
Consideration: \$565,000.00

4/6/2026 11:27 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475968
Doc Stamp-Deed: \$3,955.00

Warranty Deed

Know All Men By These Presents that, **Christopher J. Carroll, Individually and as Successor Trustee of The Mary Kay Carroll Trust dated June 4, 2014**, (henceforth referred to as "Grantor") of 1219 Westway Drive, Sarasota, FL 34236, for consideration paid, grant to **Trang M. Do and Quoc Le, Trustees of The Trang Quoc Family Trust dated December 12, 2025**, (henceforth referred to as "Grantee") of 767 Fordingbridge Way, Osprey, FL 34229, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 45, RIVENDELL, UNIT 4-B, THE WOODLANDS, according to the Plat thereof, as recorded in Plat Book 42, Pages 28, 28A through 28C, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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.

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, hereunto set by hands and seals this 3rd day of April, 2026

Colleen A. Carroll
Witness #1 Signature

Colleen A. Carroll
Witness #1 Printed Name

The Mary Kay Carroll Trust dated June 4, 2014

By: Christopher J. Carroll
Christopher J. Carroll, Individually and as
Successor Trustee

P.O. Address: 1219 Westway Drive
Sarasota, FL 34236

Dawne M. Chilkutt-Steele

Dawne M. Chilkutt-Steele
Witness #2 Printed Name

P.O. Address: 1848 Rosalind Ave
East Cleveland, Ohio 44112

STATE OF OHIO
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026, by Christopher J. Carroll, Successor Trustee of The Mary Kay Carroll Trust dated June 4, 2014, who is/are personally known to me or who has/have produced Drivers licenses as identification.

Dawne M. Chilkutt-Steele
Signature of Notary Public

Dawne M. Chilkutt-Steele
Print, Type/Stamp Name of Notary



DAWNE M
CHILCUTT-STEELE
Notary Public
State of Ohio
My Comm. Expires
August 19, 2027