

CONSIDERATION: \$405,000.00
DOC TAX: \$2,835.00
RECORD: \$23.25

Prepared by and return to:
Richard C. Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, FL 34236

FILE #: SRQ26-3180
PID #: 0056-07-0063 (For Informational Purposes Only)

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044658 2 PG(S)**

4/6/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476349

Doc Stamp-Deed: \$2,835.00

WARRANTY DEED

THIS INDENTURE, dated effective April 3, 2026, is made by and between LEON EDGAR FRUSH JR., individually, and as Trustee of the LEON EDGAR FRUSH, JR., TRUST AGREEMENT dated June 9, 1989, hereinafter referred to as Grantor, whose post office address is 857 Norsota Way, Sarasota, FL 34242, and KEN MYLES O'LEARY, hereinafter referred to as Grantee, whose post office address is 4450 Del Sol Boulevard, Sarasota, FL 34243.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 27, Block 63, South Gate, Unit No. 16, according to the map or plat thereof as recorded in Plat Book 9, Page 49, Public Records of Sarasota County, Florida;

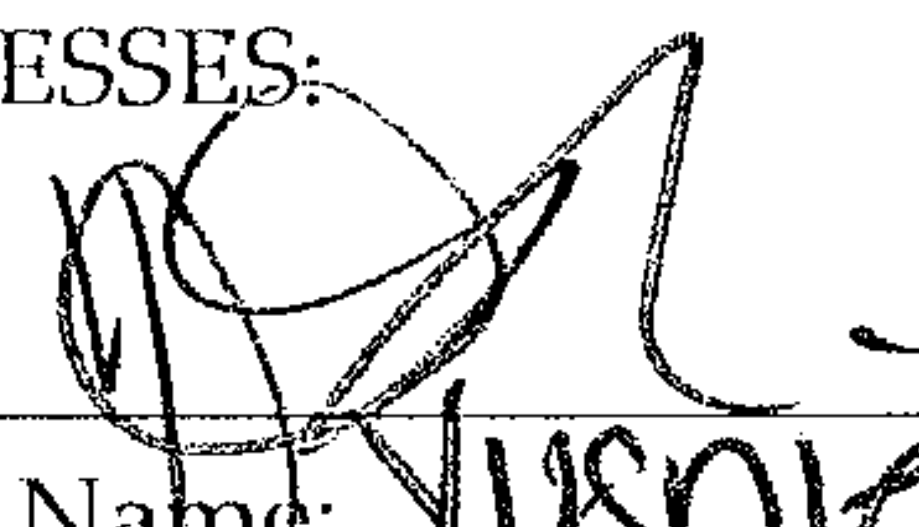
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;


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.

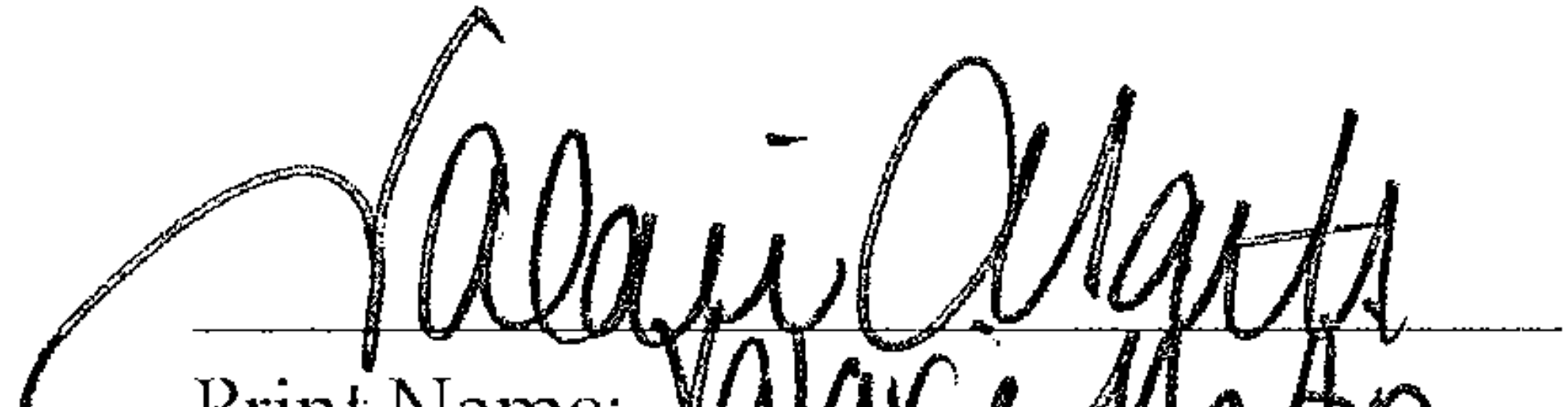
Grantor warrants and covenants that neither Grantor nor any of Grantor's family reside on the property described herein or any property contiguous thereto; the property described herein does not constitute the homestead of Grantor under the laws of the State of Florida.

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

WITNESSES:


Print Name: Yusniei Santos
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

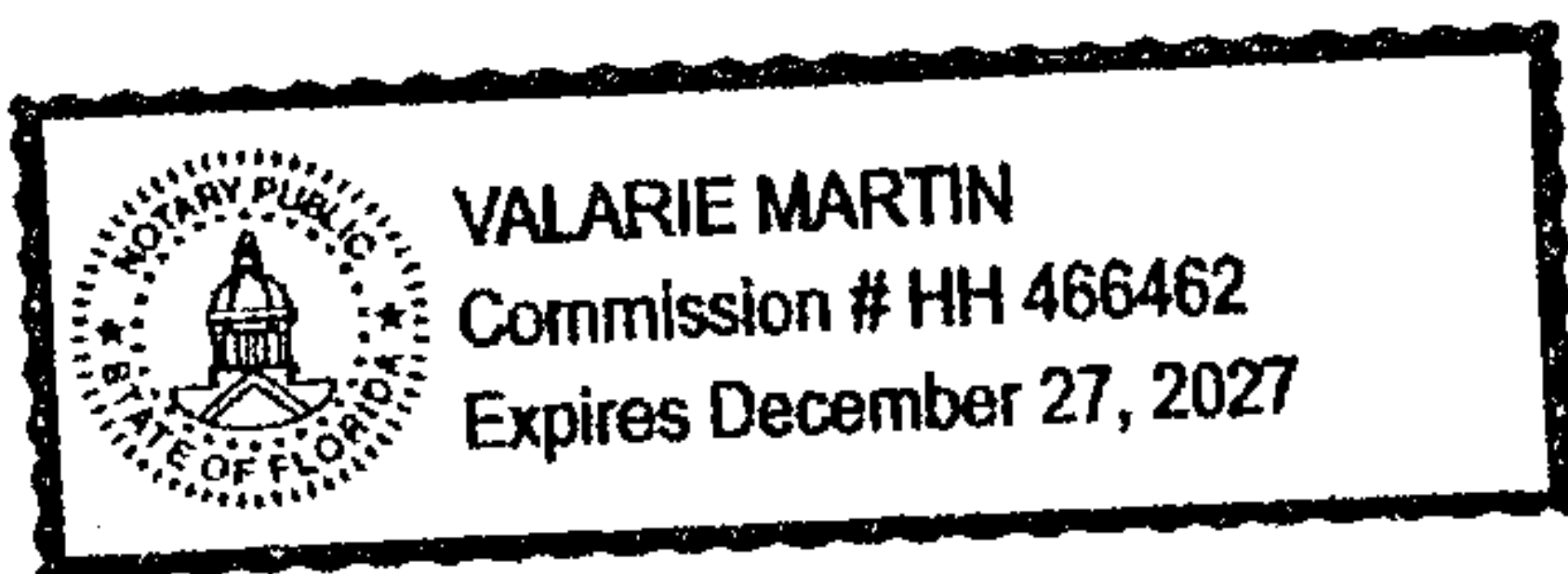

LEON EDGAR FRUSH JR., individually,
and as Trustee of the LEON EDGAR
FRUSH, JR., TRUST AGREEMENT dated
June 9, 1989

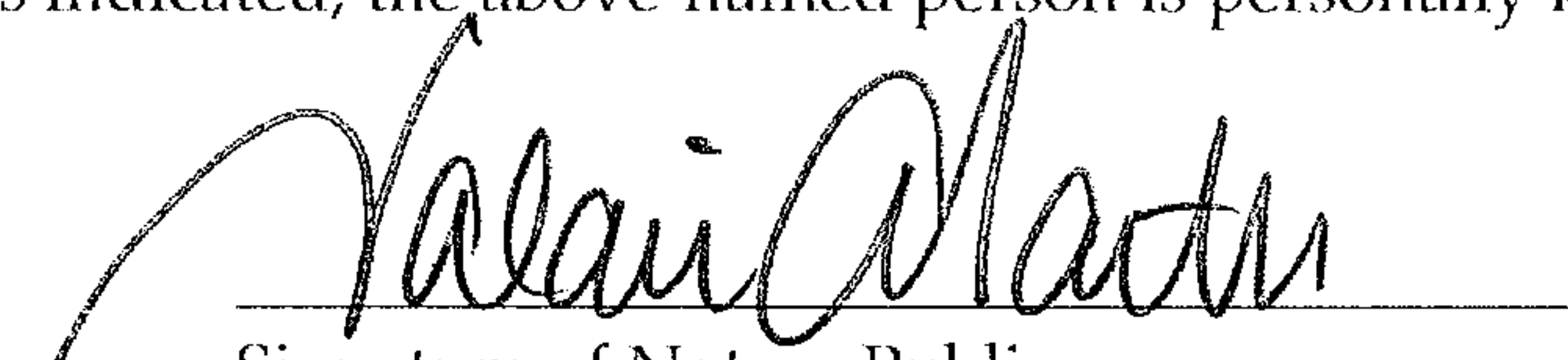

Print Name: Valarie Martin
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of April 2026 by LEON EDGAR FRUSH JR., individually, and as Trustee of the LEON EDGAR FRUSH, JR., TRUST AGREEMENT dated June 9, 1989, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)




Signature of Notary Public
Valarie Martin
Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on 12/27/2027