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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480335

Prepared by and Return to:  
Sandra Cruz  
MSC Title, Inc.  
1605 Main Street, Suite 101, Sarasota, FL 34236  
File No. 2026-313-SXC  
Sales Price: Price: \$170,000.00

Doc Stamp-Deed: \$1,190.00

## General Warranty Deed

Made this 13th day of April, 2026 By **Vickar Family Holding Corp., a Florida corporation**, whose address is: 2011 Whitfield Park Loop, Sarasota, FL 34243, hereinafter called the grantor, to **Jeremy Garrett**, whose post office address is: 5645 North Livernois Road, Rochester, MI 48306, 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit B2-53, Phillippi Harbor Club, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0084014149**

**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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]  
Witness Signature above:

Witness print name below:  
Sandra Cruz

Witness Address:  
1605 Main St # 105  
Sarasota, FL 34236

[Signature]  
Witness Signature above:

Witness print name below:  
Strene Cloumont

Witness Address:  
1605 Main St # 101  
Sarasota, FL 34236

Vickar Family Holding Corp., a Florida corporation Inc.

By: [Signature]  
Stephen Vickar, President, Director  
2011 Whitfield Park Loop, Sarasota, FL 34243

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of April, 2026, by Stephen Vickar, President, Director of Vickar Family Holding Corp., a Florida corporation,  who is/are personally known to me or  who has/have produced D.C. as identification.

[Signature]  
Signature of Notary Public

Sandra Cruz  
Print, Type/Stamp Name of Notary

