

4/15/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480961

Consideration: \$355,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
324 South Hyde Park Avenue  
Suite 325  
Tampa, FL 33606  
26-47911-001

Doc Stamp-Deed: \$2,485.00

Property Appraiser's Parcel ID No.: 0424120009

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 15th day of April, 2026, by and between **RUSSELL M. FOX AND LISA A. FOX, INDIVIDUALLY AND AS TRUSTEES OF THE FOX TRUST DATED MARCH 1, 2018**, whose address is **814 Derbyshire Drive, Venice, FL 34285** (hereinafter "GRANTOR"), and **MICHAEL MARTIN AND AMY MARTIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **10 Martin Road, Georgetown, ME 04548** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 492, PELICAN POINTE GOLF AND COUNTRY CLUB, UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]  
Printed Name Heide Lionetti  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

(2) [Signature]  
Printed Name [Signature]  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

GRANTOR:

The Fox Trust dated March 1, 2018

By: [Signature]  
Russell M. Fox, Individually and  
as Trustee aforesaid

By: [Signature]  
Lisa A. Fox, Individually and  
as Trustee aforesaid

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 8 day of April, 2026, by Russell M. Fox and Lisa A. Fox, Individually and as Trustees of  
the Fox Trust dated March 1, 2018,  who is/are personally known to me or  who has/have produced  
DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

