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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481097

Prepared by and return to:

John J. Shea, Esq.
Barnes Walker, Goethe, Perron,
Shea, Johnson & Robinson, PLLC
1776 Ringling Boulevard
Sarasota, FL 34236
941-556-5999

File Number: 82119.000

Doc Stamps: \$6,153.00

Doc Stamp-Deed: \$6,153.00

Parcel ID: 0008111040

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Warranty Deed

This Warranty Deed made this 15th day of April, 2026 between Debra Dineen O'Rourke, individually and as the sole Trustee of the Paul R. Curley and Debra D. O'Rourke 2019 Trust dated January 30, 2019, whose post office address is: 190 Inglewood Dr., Toronto, Canada, M4T1H9, Grantor, and Christine C. Nelson as Trustee of the Christine C. Nelson Trust dated March 29, 2024, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.073, whose post office address is: 3460 Cottontail Lane, Ann Arbor, MI 48103, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit M1-309-H, of SEAPLACE II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1062, Pages 357 through 410, inclusive, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 8, Pages 27, 27A, through 27E, inclusive, and all subsequent amendments thereto, of the Public Records of Sarasota County, Florida.

Subject to valid reservations, restrictions and easements of record.

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.


Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.


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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:


Witness Name: Samantha Brigham
Witness Address: 2639 Fruitville Rd., #101
Sarasota, FL 34237


Debra Dineen O'Rourke, individually and as sole Trustee


Witness Name: THOMAS M. TUCKER
Witness Address: 2639 Fruitville Rd., #101
Sarasota, FL 34237

State of Florida
County of SARASOTA

The foregoing instrument was acknowledged and subscribed before me by means of physical presence or online notarization, this 13 day of April, 2026 by Debra Dineen O'Rourke, individually and as sole Trustee of the Paul R. Curley and Debra D. O'Rourke 2019 Trust dated January 30, 2019, who is personally known or has produced ON DL as identification.

[Notary Seal]


Notary Public

Printed Name: THOMAS M. TUCKER

My Commission Expires: _____

