

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052792 2 PG(S)**

4/21/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483527

Doc Stamp-Deed: \$2,450.00

Prepared by and return to:

Hayley Baldinelli

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6485

Purchase Price: \$350,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,450.00

Parcel Identification No.: 0116031018

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **21st day of April, 2026**, between **Leslie A. Downs, a single woman, and Laura M. Downs, a single woman**, whose post office address is **4634 Mirada Way, #28, Sarasota, FL 34238**, Grantors, to **Dane W. Zabriskie and Carol Zabriskie, as Co-Trustees of Zabriskie Family Trust 2007 dated March 21, 2007, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended)**, whose post office address is , Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Unit 28, Phase 1, **VILLA MIRADA**, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2060, Pages 2074 through 2128, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 27, Pages 26, 26A through 26L, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

[Signature]
Printed Name: Hayley Baldinelli
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Leslie A. Downs
Leslie A. Downs
Laura M. Downs
Laura M. Downs

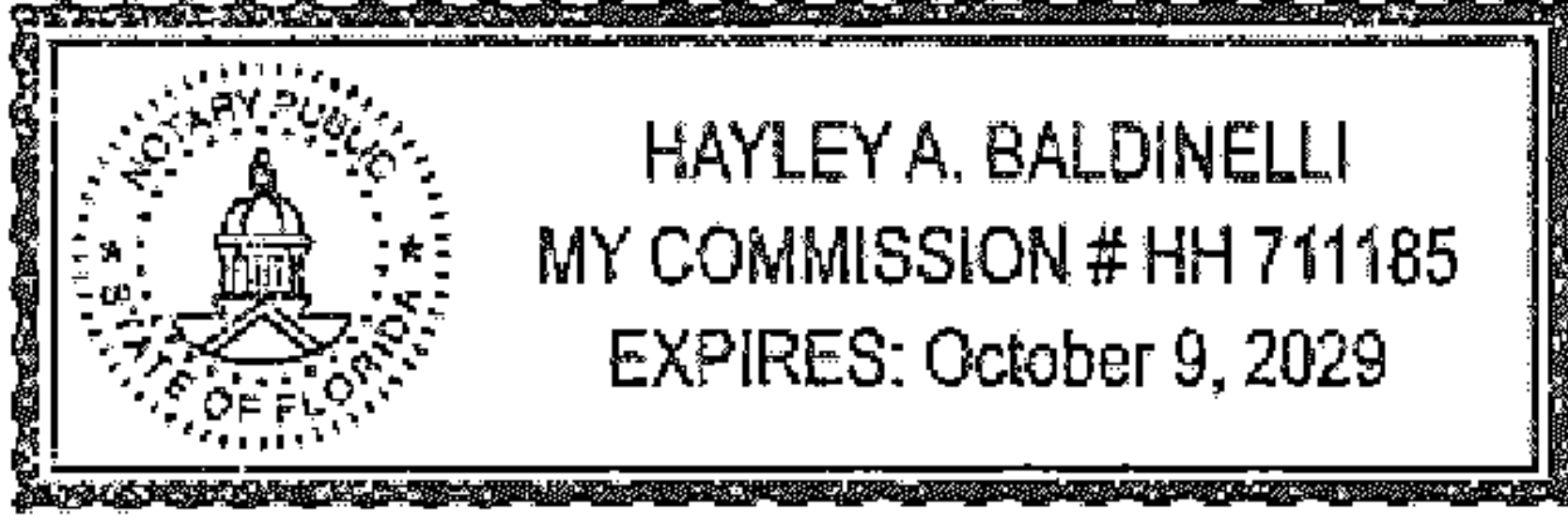
WITNESSES #2:

[Signature]
Printed Name: [Signature]
P.O. Address: 1605 Main Street, Suite 1112
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 20th day of April, 2026, by Leslie A. Downs and Laura M. Downs, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary