

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054058 3 PG(S)**

4/23/2026 12:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484640

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Jan W. Pitchford, Esq.**
Our File Number: 302634-419870

Doc Stamp-Deed: \$4,172.00

Consideration: \$596,000.00
Doc Stamps: \$4,172.00
Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 23rd day of April, 2026, by Daniel C. McMurtrie and Charles H. Haynes, Jr., individually and as Successor Co-Trustees of the Richard T. Haynes Trust dated December 4, 1995, as amended ("Grantor") to Anita J. Ochab and Regina Vandroff, as joint tenants with rights of survivorship, whose post office address is 100 Central Avenue, Unit C521, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit C-521, ONE HUNDRED CENTRAL, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2005256419, and all amendments thereto, and as per plat thereof recorded in Condominium Book 38, Pages 32, 32A through 32V, inclusive, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2026142039.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Olesya Harrylyuk

Witness #1 Address: 7050 Dexter Ann Arbor Rd
Dexter, MI 48130

Witness#2 Sign: [Signature]
Witness#2 Print: JASON DRISCOLL
Witness #2 Address: 7050 DEXTER ANN ARBOR #300
DEXTER, MI 48130

[Signature]

Daniel C. McMurtrie, individually and as
Successor Co-Trustee of the Richard T.
Haynes Trust dated December 4, 1995, as
amended

Address: 5215 North Meadow Court
Ann Arbor, MI 48105



STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of April, 2026, by Daniel C. McMurtrie, individually and as Successor Co-Trustee of the Richard T. Haynes Trust dated December 4, 1995, as amended.

[Signature]
Notary Public
Print Name: JASON DRISCOLL
My Commission Expires: APRIL 13, 2032

Personally Known (OR) Produced Identification
Type of identification produced MICHIGAN DRIVERS LICENSE

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Olesya Harnylyuk

Witness #1 Address: 7050 Dexter Ann Arbor Rd
Dexter, MI 48130

Witness#2 Sign: [Signature]
Witness#2 Print: JASON DRISCOLL
Witness #2 Address: 7050 DEXTER ANN ARBOR #300
DEXTER, MI 48130

[Signature]
Charles H. Haynes, Jr., individually and as
Successor Co-Trustee of the Richard T.
Haynes Trust dated December 4, 1995, as
amended
Address: 5215 North Meadow Court
Ann Arbor, MI 48105



STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of April, 2026, by Charles H. Haynes, Jr., individually and as Successor Co-Trustee of the Richard T. Haynes Trust dated December 4, 1995, as amended.

[Signature]
Notary Public
Print Name: JASON DRISCOLL
My Commission Expires: APRIL 13, 2032

Personally Known (OR) Produced Identification
Type of identification produced MICHIGAN DRIVERS LICENSE