

Consideration. \$0 00
Recording Fees \$18 50
Documentary Stamps. \$0 70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054344 2 PG(S)
April 23, 2026 02:45:01 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

PREPARED BY AND RETURN TO



DUNLAP & MORAN, P A.
P O Box 3948
Sarasota, Florida 34230-3948
(941) 366-0115
File No 25282-1
Attention Jessica Y Featherstone, Esq

Prepared without benefit of examination or opinion of title.

The subject conveyance is given for no or nominal consideration and represents a transfer of unencumbered real property. Therefore, pursuant to applicable Florida law, only nominal documentary stamps are due upon this deed.

WARRANTY DEED

This Warranty Deed is made by **Leslee A. Woolf and Gordon P. Woolf, wife and husband**, hereinafter referred to as "Grantor," to **The JBM 2026 Realty Trust, dated April 22, 2026**, whose address is: 48 R.F. Higgins Drive, Norwell, MA 02061, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 54-N, Islander Club of Longboat, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 918, Page 3, as thereafter amended, and as per Plat thereof recorded in Condominium Book 5, Page 8, as thereafter amended, 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 property is: 0007141097.

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

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

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.

Dated this 22 day of April, 2026.

Witness No. 1:

[Handwritten signature]

Print: Alma Ladjovardj

Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

GRANTOR:

[Handwritten signature: Leslee A. Woolf]

Leslee A. Woolf
48 R.F. Higgins Drive
Norwell, MA 02061

Witness No. 2:

[Handwritten signature: Jessica Featherstone]
Print: Jessica Featherstone

Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

[Handwritten signature: Gordon P. Woolf]

Gordon P. Woolf
48 R.F. Higgins Drive
Norwell, MA 02061

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Leslee A. Woolf and Gordon P. Woolf, who are personally known to me or, who have produced Mass. DL's as identification.

[Handwritten signature: Jessica Featherstone]
Notary Public

02406603-3 / 252827

