

4/24/2026 1:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485361

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00182

Doc Stamp-Deed: \$4,445.00

Warranty Deed

This Warranty Deed, dated April 23, 2026 by **Sharon C. Allard, individually and as Successor Trustee of the John L. Crowley Revocable Living Trust u/a dated March 5, 2014**, hereinafter called the Grantor, to **David H. Woronick and Anna L. Woronick, Husband And Wife**, who has a mailing address of 23 North Branford Road, Wallingford, CT 06492 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 35, Englewood Isles Unit 4, according to plat thereof as recorded in Plat Book 24, Page 32, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0486140024

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

John L. Crowley Revocable Living Trust u/a dated March 5, 2014

Sharon C. Allard

Individually and as Successor Trustee

By: Sharon C. Allard, individually and as Successor Trustee

After Closing Address:

131 Ferry Rd
Salisbury, MA 01952

ALICE B FIELDS
Witness: (Signature)

ALICE B FIELDS
Printed Name

1436 SE 23rd Drive
Address

Homestead, FL 33035
City, State, Zip

Geletawak Djaleta
Witness: (Signature)

Geletawak Djaleta
Printed Name

4506 Colonel Dr
Address

Killeen, TX 76549
City, State, Zip

STATE OF: Texas
COUNTY OF: Dallas

The foregoing instrument was acknowledged on 04/23/2026 by means of () physical presence or (X) online notarization **By: Sharon C. Allard, individually and as Successor Trustee of the John L. Crowley Revocable Living Trust u/a dated March 5, 2014** who is () personally known to me; or (X) produced a MA Driver's License as identification.

Syreather Kimble
Notary Public (signature)

Print Name: Syreather Kimble
My Commission Expires: 06/16/2027

Electronically signed and notarized online using the Proof platform.

