

4/27/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485835

CONSIDERATION: \$995,000.00

DOC TAX: \$6,965.00

RECORD: ~~\$18.50~~ \$20.50

PARCEL ID NO.: 0010061015

Doc Stamp-Deed: \$6,965.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 24th day of April 2026, by and between **MICHAEL R. FORREST, a married man, individually, and as Trustee of the MICHAEL R. FORREST TRUST AGREEMENT dated May 14, 2015, joined by his spouse SHARON FORREST**, hereinafter referred to as Grantor, whose post office address is 1000 Longboat Club Road, 402, Longboat Key, FL 34228, and **FRANCES G. WOODWARD, Trustee of the FRANCES G. WOODWARD REVOCABLE TRUST dated June 9, 2022**, hereinafter referred to as Grantee, whose post office address is 1000 Longboat Club Road, 402 Longboat Key, FL 34228.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Apartment 402, The Privateer South (formerly known as the Privateer), a Condominium according to the Declaration of Condominium recorded in Official Records Book 985, Page 2027, and amendments thereto, and as per plat thereof, recorded in Condominium Book 6, Page 25, 25A through 25D, and amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

[Signature]
Witness Name: Thomas Abuckle
Witness Address: 4751 Manning Ct
Sarasota, FL 34240

[Signature]
Witness Name: Thomas B. Luzier
50 Central Avenue
Witness Address: Eighth Floor
Sarasota, FL 34236

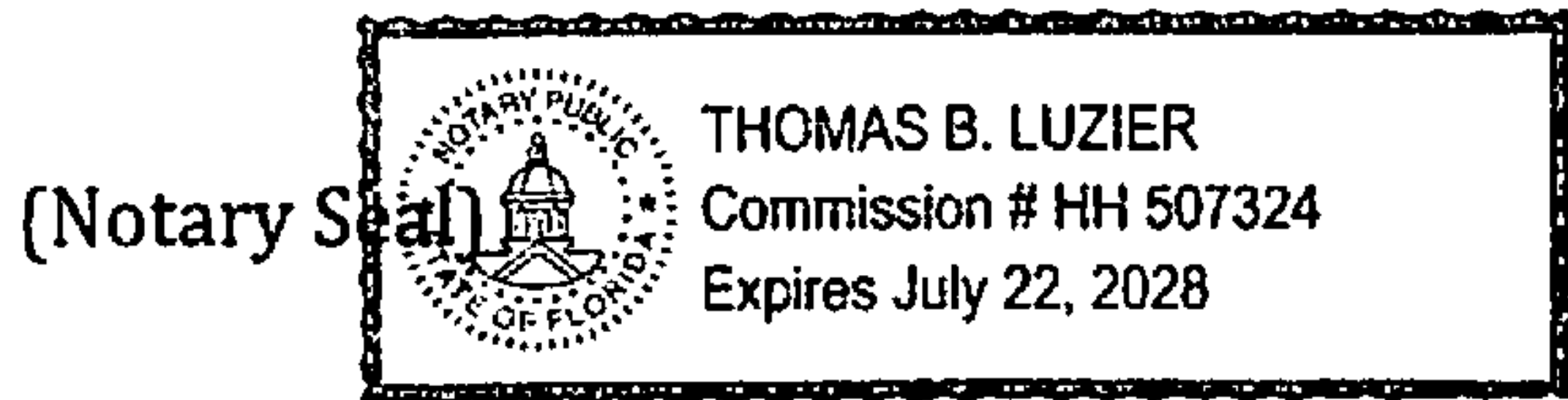
The MICHAEL R. FORREST TRUST
AGREEMENT dated May 14, 2015

By: [Signature]
MICHAEL R. FORREST, individually
and as Trustee aforesaid

[Signature]
SHARON FORREST

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of April 2026 by MICHAEL R. FORREST, individually and as Trustee aforesaid and SHARON FORREST, who are personally known to me or who have produced PI as identification. If no type of identification is indicated, the above-named persons are personally known to me.



[Signature]
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____, and my commission expires on _____.