

4/27/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485836

CONSIDERATION: \$2,050,000.00

DOC TAX: \$14,350.00

RECORD: \$18.50

PARCEL ID NO.: 2009095093

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

Doc Stamp-Deed: \$14,350.00

WARRANTY DEED

THIS INDENTURE is made as of the 24th day of April 2026, by and between **KATHRYN MCLEAN SINGER, a married woman, joined by her spouse CHARLES M. SINGER**, hereinafter referred to as Grantor, whose post office address is 2019 Hopkins Drive West, Bradenton, FL 34207, and **MARIA CINO, Trustee of the MARIA CINO INTER-VIVOS TRUST dated May 26, 2006, as may be amended**, hereinafter referred to as Grantee, whose post office address is 888 Blvd of the Arts, 1401, Sarasota, FL 34236.

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:

Unit 1401, THE CONDOMINIUM ON THE BAY, TOWER I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1499, Pages 1548 through 1630, inclusive, and subsequent amendments thereto, and as per Plat thereof recorded in Condominium Book 18, Pages 29, 29A to 29L, inclusive, of the Public Records of Sarasota County, Florida.

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:

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

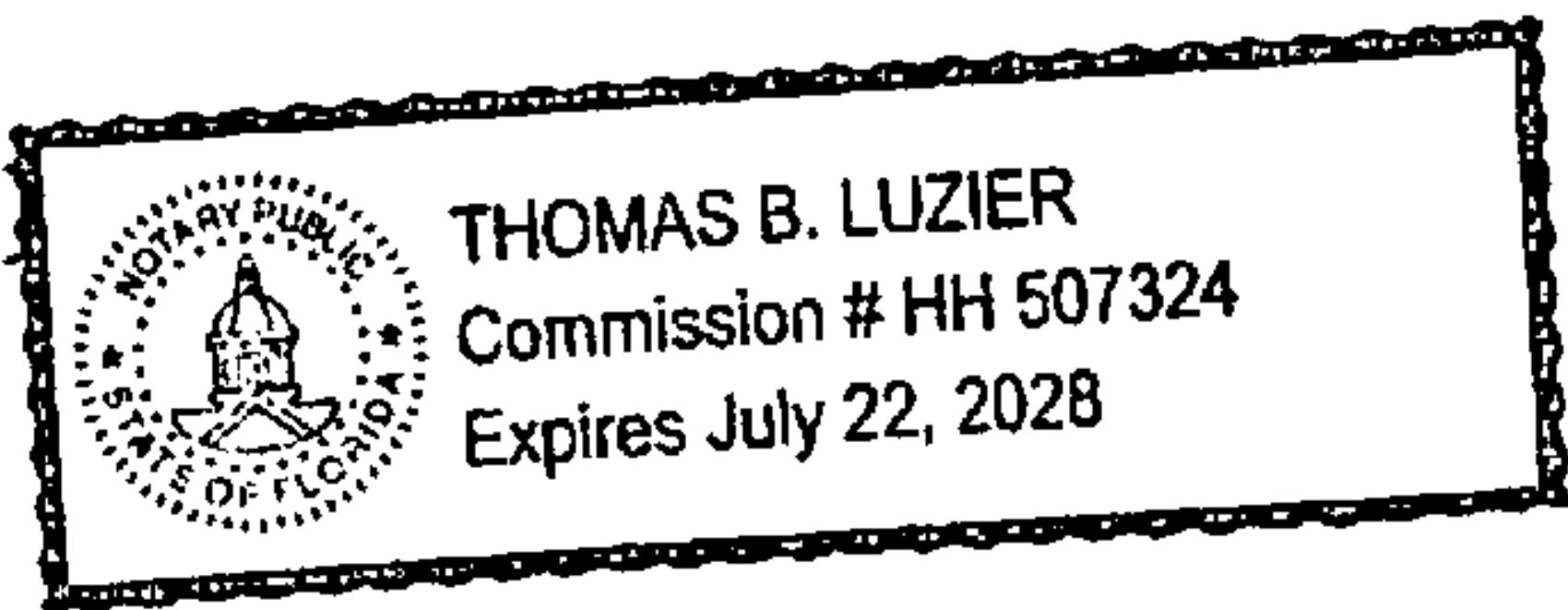
[Signature]
KATHRYN MCLEAN SINGER
[Signature]
CHARLES M. SINGER

[Signature]
Witness Name: Beth Lancaster
Witness Address: 537 Magellan Dr
Sarasota, FL 34243

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of April 2026 by KATHRYN MCLEAN SINGER and CHARLES M. SINGER, who are personally known to me or who have produced D/C as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



[Signature]

Signature of Notary Public

Print Name of Notary Public

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