

4/28/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486845

CONSIDERATION: \$1,410,500.00

DOC TAX: \$ 9,873.50

RECORD: \$ 18.50

PARCEL ID NO.: 2009-09-6096

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

Doc Stamp-Deed: \$9,873.50

### WARRANTY DEED

**THIS INDENTURE** is made as of the 28th day of April 2026, by and between **CURTIS L. ESKEW, JR. and KIM G. ESKEW, husband and wife**, hereinafter referred to as Grantor, whose post office address is 2639 Fruitville Road, 200, Sarasota, FL 34237, and **NANCY FINKEL**, hereinafter referred to as Grantee, whose post office address is 988 Blvd of the Arts, 1412, 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 No. 1412, THE CONDOMINIUM ON THE BAY, TOWER II, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1546, Page 1511, as thereafter amended, and as per Plat thereof recorded in Condominium Book 19, Page 33, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest 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.

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

WITNESSES (as to both):


[Signature]  
Witness Name: Sarah E. Ferlazzo  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

[Signature]  
CURTIS L. ESKEW, JR.  
[Signature]  
KIM G. ESKEW

[Signature]  
Witness Name: Brittney Santiago  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of April 2026 by CURTIS L. ESKEW, JR. and KIM G. ESKEW, who are personally known to me or who have produced FLDL 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 \_\_\_\_\_.