

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057930 2 PG(S)**

CONSIDERATION: \$2,800,000.00
DOC TAX: \$19,600.00
RECORD: \$23.25

Prepared by and return to:
Richard C. Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, FL 34236

4/30/2026 1:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487940

Doc Stamp-Deed: \$19,600.00

FILE #: SRQ26-3185
PID #: 0003-01-0003 (For Informational Purposes Only)

WARRANTY DEED

THIS INDENTURE, dated effective April 30, 2026, is made by and between WILBUR M. REYNOLDS, a single person, individually, and as Trustee of the WILBUR M. REYNOLDS LIVING AND DEVOLUTION TRUST dated July 30, 2008, and as it may subsequently be amended, hereinafter referred to as Grantor, whose post office address is 4509 Deer Park Road Oconomowoc, WI 53066, and CHRIS STAFFORD and KATHLEEN STAFFORD, husband and wife, hereinafter referred to as Grantee, whose post office address is 2 Crowninshield Road, Marblehead, MA 01945.

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

Lot 45, Queens Harbor a/k/a Manchester Bay, according to the plat thereof, recorded in Plat Book 33, Page 47, 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 specially warrants the title to said property and will defend the same against only the lawful claims of all persons claiming by, through or under Grantor. 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.

NOTE: At the time of the conveyance of the subject property to Wilbur M. Reynolds, as Trustee of the Wilbur M. Reynolds Living Devolution Trust dated July 30, 2008, and as it may subsequently be amended by deed recorded under Instrument Number 2020145387, Public Records of Sarasota County, Florida, Wilbur M. Reynolds was unmarried.

[Signature page follows.]

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

WITNESSES:

[Signature]
Print Name: YUSNIEL SANTOS
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

[Signature]
WILBUR M. REYNOLDS, individually, and
as Trustee of the WILBUR M. REYNOLDS
LIVING AND DEVOLUTION TRUST
dated July 30, 2008, and as it may
subsequently be amended

[Signature]
Print Name: Valarie Martin
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

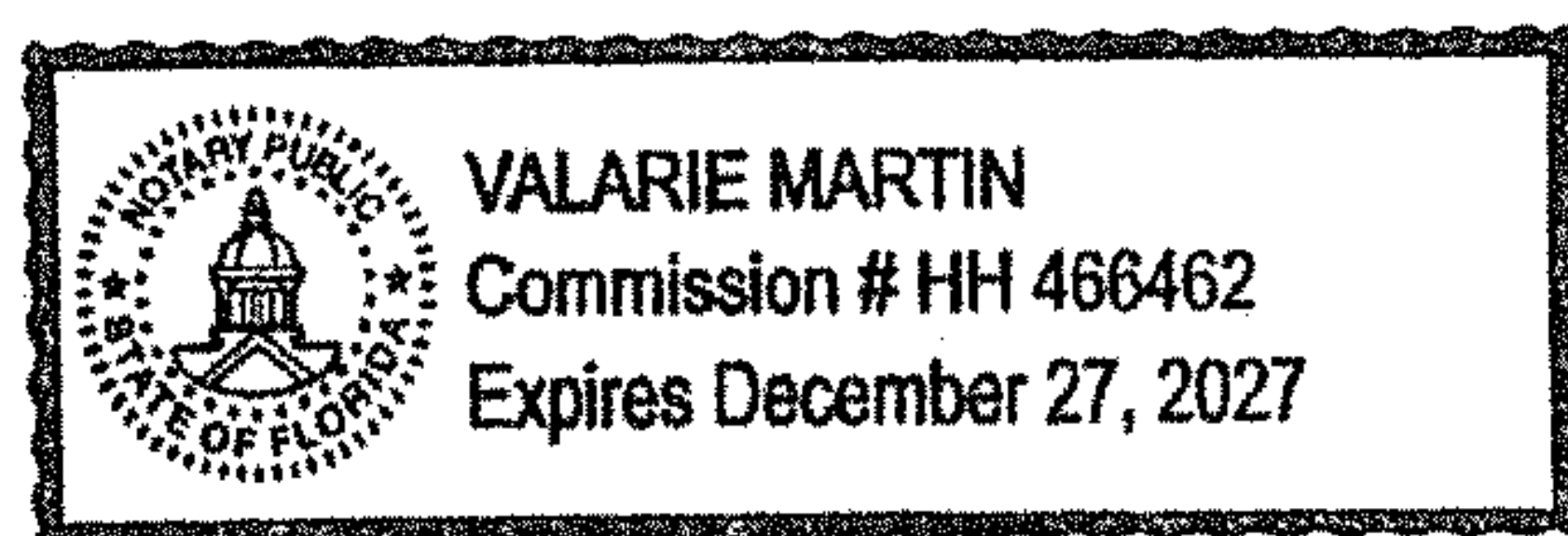
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of April 2026 by WILBUR M. REYNOLDS, individually, and as Trustee of the WILBUR M. REYNOLDS LIVING AND DEVOLUTION TRUST dated July 30, 2008, and as it may subsequently be amended, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

(Notary Seal)

Valarie Martin
Print Name of Notary Public



I am a Notary Public of the State of Florida
and my commission expires on 12/27/2024.