

Doc Stamp-Deed: \$1,050.00



Prepared by and return to:
Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: PE-26.6848
\$150,000.00

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Warranty Deed

This Warranty Deed made this 29th day of April, 2026 between Floris E. Peters, a single woman Individually and as Trustee(s) of the Floris E Peters Revocable Living Trust dated April 5, 2018 whose post office address is 777 Stevens Avenue, Portland, ME 04103, grantor, and Eduardo S de Oliveira and Kristen P de Oliveira, husband and wife whose post office address is 21 Candlewyck Terrace, Portland, ME 04101, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

UNIT 406, FAIR WINDS CONDOMINIUM VILLAGE (FORMERLY KNOWN AS FAIR WINDS CONDOMINIUM VILLAGE, SECTION II), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R.BOOK 823, PAGE 727, AND AMENDMENTS THERETO, AND PER CERTIFICATE OF AMENDMENT MERGING SECTIONS 1 AND II RECORDED IN O.R.BOOK 1926 PAGE 920, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 39, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**Parcel Identification Number: 0171061006
406 Ketch Way, Nokomis, FL 34275**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Rec,
18.50
O/S
1050
Index
1

Signed, sealed and delivered in our presence:

Jeanette Peterson
Witness Name: Jeanette Peterson
Witness Address: 735 E. Venice Ave.
Venice, FL 34285

Floris E. Peters
Floris E. Peters, Individually and as Trustee

Chris J. Peterson
Witness Name: Chris J. Peterson
Witness Address: 735 E. Venice Ave.
Venice, FL 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2026 by Floris E. Peters, Individually and as Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jeanette Peterson
Notary Public
Printed Name: Jeanette Peterson

My Commission Expires: _____

