

5/1/2026 4:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488791

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: CHENEY.ARDITO

Consideration: \$525,000.00

Doc Stamp-Deed: \$3,675.00

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Warranty Deed

This Warranty Deed made this 1st day of May, 2026 between Lisa A. Ardito, a Single Woman, Individually and as Trustee of the Lisa A. Ardito 2022 Revocable Trust, dated October 13, 2022 as amended, whose post office address is 111 S. Pineapple Ave, Unit 615, Sarasota, FL 34236, grantor, and Philip B. Cheney and Luisa I. Cheney, as Trustees of the Luisa I. Cheney Revocable Trust u/a/d August 24, 2020, whose post office address is 496 Center Road, Woodstock, CT 06281, 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Unit 7-D, The 101, a Condominium, F/K/A Dolphin Tower, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1055, Page 269, and all amendments thereto, Public Records of Sarasota County, Florida.

Parcel Number: 2027052037

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

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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 12/31/2025.

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

Signed, sealed and delivered in our presence:

Tina Williams
Witness
Printed Name: Tina Williams
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Lisa A. Ardito 2022 Revocable Trust as amended

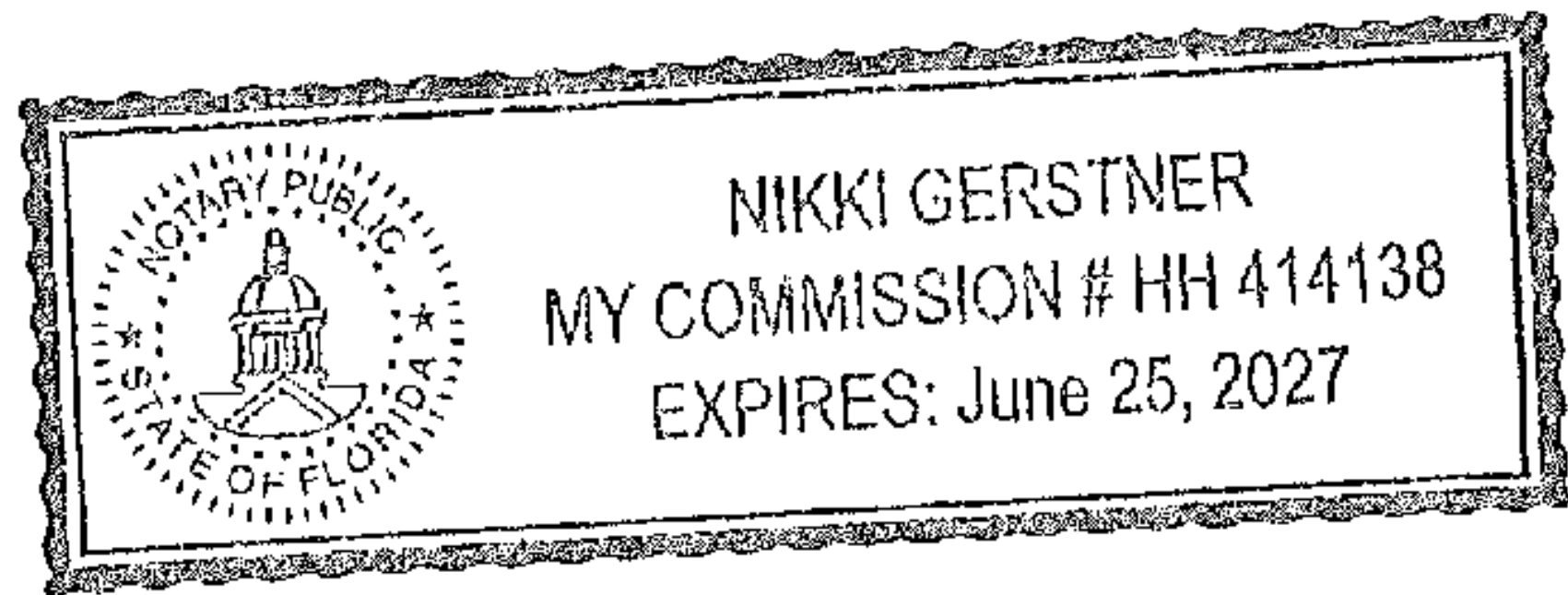
By: Lisa A. Ardito
Lisa A. Ardito, Individually and as Trustee

Nikki Gerstner
Witness
Printed Name: Nikki Gerstner
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026 by Lisa A. Ardito, a Single Woman, Individually and as Trustee of the Lisa A. Ardito 2022 Revocable Trust as amended who is personally known or has produced a driver's license as identification.

[Seal]



Nikki Gerstner
Notary Public
Print Name: Nikki Gerstner
My Commission Expires: June 25, 2027