

Prepared by and return to:

Richard D. Saba
Attorney at Law
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2033 Main Street, Suite 400
Sarasota, FL 34237
941-952-0990
File Number: 2026-41
Consideration Paid: \$1,660,000.00

5/1/2026 4:43 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488828

Doc Stamp-Deed: \$11,620.00

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Warranty Deed

This Warranty Deed made this 1st day of May, 2026 between James C. Gray and Julie E. Micheletti, husband and wife, individually, and as Trustees of the James C. Gray Living Trust dated 6/2/1999 and restated 1/20/2011, whose post office address is 2221 Tudor Drive, Cleveland Heights, OH 44106, grantor, and Jeffrey T. McMillin and Pamela J. McMillin, as Trustees of the Jeffrey T. McMillin Trust dated January 21, 2019, whose post office address is 1575 S. Lodge Drive, Sarasota, FL 34239, 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 No. 384, Building 3, GRAND BAY III, a condominium, according to the Declaration of Condominium recorded in Official Records Instrument #1998122920, as amended, as Amended and Restated in Official Records Instrument #2008055273, as amended, and as per plat thereof recorded in Condominium Book 32, Page 42, of the Public Records of Sarasota County, Florida. Together with exclusive right of use of the following limited common elements: Parking Space No. L-13.

Parcel Number: 0004152046

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

The Grantee, as Trustees, have 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:

Nikki Gierstner
Witness
Printed Name: Nikki Gierstner
P.O. Address: 2033 Main St.
#400 Sarasota, FL 34237

James C. Gray
James C. Gray, individually, and Trustee
as aforesaid

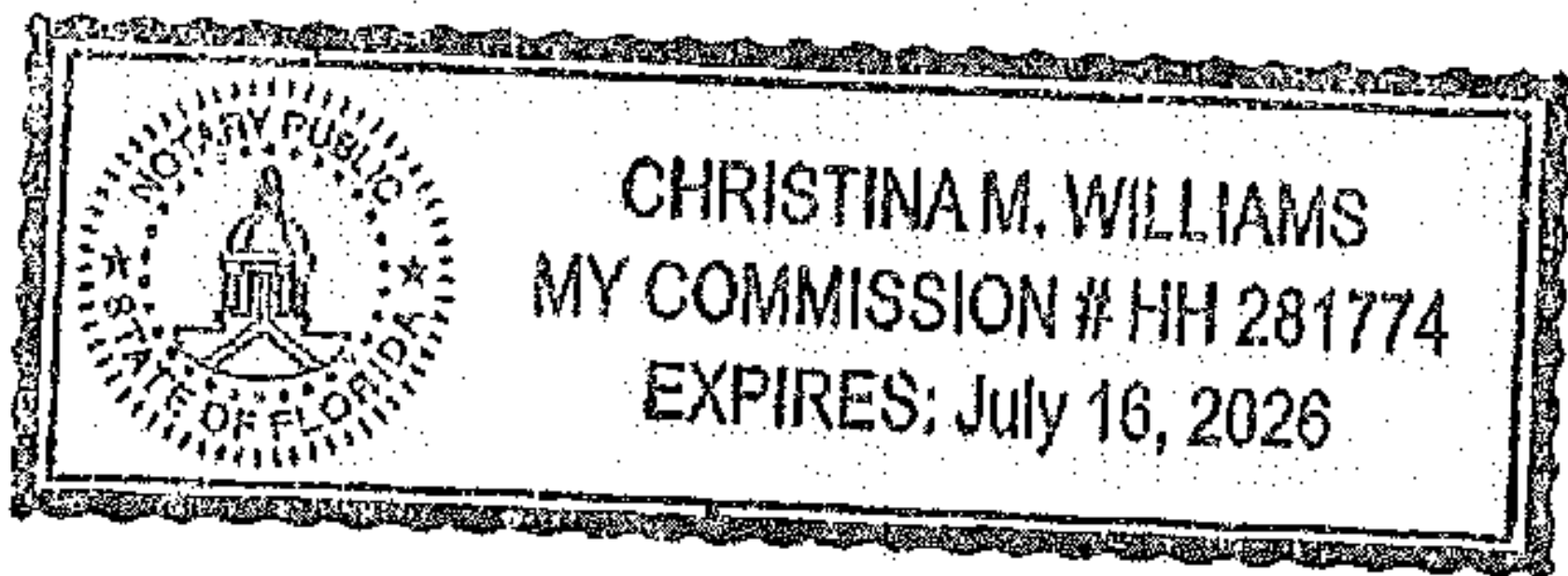
Christina M Williams
Witness
Printed Name: Christina M Williams
P.O. Address: 2033 Main St.
#400 Sarasota, FL 34237

Julie E Micheletti
Julie E. Micheletti, individually, and Trustee
as aforesaid

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2026 by James C. Gray and Julie E. Micheletti, husband and wife, individually, and as Trustees of the James C. Gray Living Trust dated 6/2/1999 and restated 1/20/2011, who are personally known or have produced drivers' licenses as identification.

[Seal]



Christina M Williams
Notary Public
Print Name: Christina M Williams
My Commission Expires: July 16, 2026