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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489252

Doc Stamp-Deed: \$11,025.00

Prepared by and return to:

T. Thomas Shirley
Attorney at Law
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, FL 34223
941-474-7753
File Number: 107-26

Warranty Deed

This Warranty Deed made this 15th day of May, 2026 between Scott K. Price and Alberina Price, husband and wife whose post office address is 30 28th Street, Sea Isle City, NJ 08243, grantor, and Kirk L. Smith, Trustee of the Kirk L. Smith Trust Agreement, dated February 17, 2006 as to an undivided one-half (1/2) interest and Tawny S. Smith, a/k/a Tawny M. Smith, Trustee of the Tawny S. Smith a/k/a Tawny M. Smith Trust Agreement, dated February 17, 2006 as to the remaining undivided one-half (1/2) interest whose post office address is 157 Dale Drive, Houghton Lake, MI 48629, 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:

Lot 10, BOCA ROYALE, UNIT 8, according to the map or plat thereof as recorded in Plat Book 43, Page 8, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0484100002

The Trustee(s) have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this Deed.

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.

Signed, sealed and delivered in our presence:

Karen R Hoffman
Karen R. Hoffman
170 West Dearborn Street, Englewood, FL 34223

[Signature] (Seal)
Scott K. Price

[Signature]
Stacey F. McCarty
170 West Dearborn Street, Englewood, FL 34223

[Signature] (Seal)
Alberina Price

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of April, 2026 by Scott K. Price and Alberina Price, who are personally known or have produced US Passports ~~driver's licenses~~ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Tracy Thomas Shirley

My Commission Expires: August 10, 2029

