

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-193-JDA
Sales Price: Price: \$414,600.00

5/5/2026 11:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3489797

Doc Stamp-Deed: \$2,902.20

General Warranty Deed

Made this 4th day of May, 2026 By **Stephen R. Curran and Catherine F. Curran, husband and wife**, whose address is: 12 Jamison Way, Plymouth, MA 02360, hereinafter called the grantor, to **Denise M. Fry, Trustee of The Denise M. Fry Living Trust dated December 20, 2013, and Jeffrey D. Tew, a single man, as joint tenants with right of survivorship**, whose post office address is: 4111 McKean Lane, Indianapolis, IN 46250, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 523, STONEYBROOK VERANDAS CONDOMINIUM II, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 2712, Page 176, as amended, and as per Plat thereof recorded in Condominium Book 30, Page 40, as amended, of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.

Parcel ID Number: **0134152009**

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Handwritten Signature]
Witness Signature above:

[Handwritten Signature]
Stephen R. Curran
12 Jamison Way, Plymouth, MA 02360

Witness print name below:
Jennifer Archambault

[Handwritten Signature]
Catherine F. Curran
12 Jamison Way, Plymouth, MA 02360

Witness Address:
110 NOKOMIS AVEN.
VENICE, FL 34285

[Handwritten Signature]
Witness Signature above:

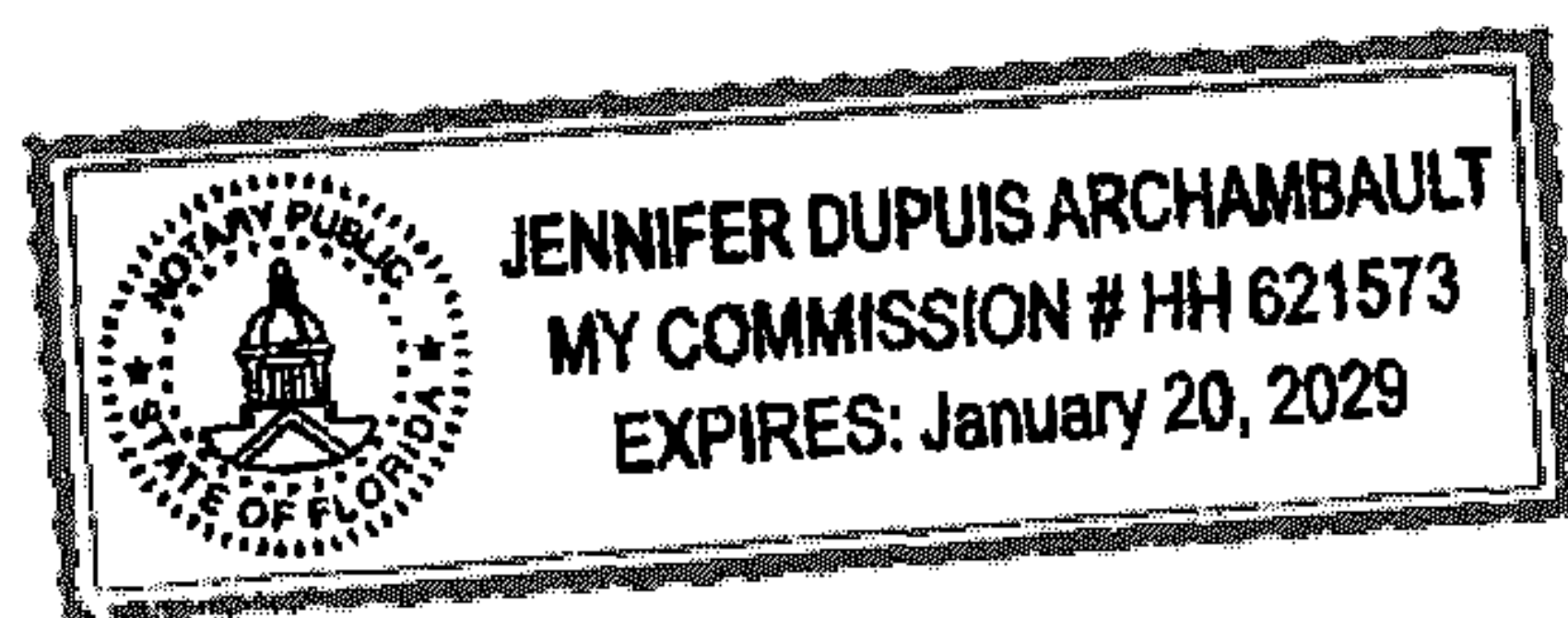
Witness print name below:
Debbie Davidoff

Witness Address:
5660 S. TAMiami Trail
Sarasota FL 34238

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 Stephen R. Curran and Catherine F. Curran, who are personally known to me or who have produced MA ID as identification.

[Handwritten Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary