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5/5/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490309

Prepared by and return to:

Kelly Wise

Premier Title Partners of Florida LLC

1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948

(941) 395-0140

File No PREMACT26-144F

Doc Stamp-Deed: \$2,058.00

Parcel Identification No 0257051018

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5 day of May, 2026 between Evelyn I. Croy a single person, individually and as Trustee of Evelyn I. Croy Trust Agreement Dated March 20, 2022, whose post office address is 6156 8th Avenue North, St. Petersburg, FL 33710, of the County of Pinellas, State of Florida, Grantor, to Tate Vangellow, a single woman, and Gregory Seth Penny II, a single man, as Joint Tenants with Rights of Survivorship, whose post office address is 4133 Carriage Drive, Unit 18, Sarasota, FL 34241, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 18 of The Knolls, Floor Plan B, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1254, Page(s) 1791 through 1842, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The undersigned(s) hereby affirms that the Trust is still in full force and effect and has not been revoked.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
GEORGE J JOSEPH
Printed Name of First Witness
Address:
509 N TUTTLE AVE
SARASOTA 34231

Evelyn I. Croy Trust Agreement Dated March 20, 2022

By: Evelyn I. Croy
Evelyn I. Croy, Individually and as Trustee

[Signature]
WITNESS
Carlos Tapia
Printed Name of Second Witness
Address:
3538 Lauren Ct
Ellenton FL 34222

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May, 2026, by Evelyn I. Croy, a single person, Individually and as Trustee of Evelyn I. Croy Trust Agreement Dated March 20, 2022, who is/are personally known to me or who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public
Carlos Tapia
Print, Type/Stamp Name of Notary

