

Prepared by:
Max E. Kurkin, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 48432.000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063431 2 PG(S)

5/11/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492662

Documentary Stamps in the amount
of \$2,625.00 are affixed hereto.

Doc Stamp-Deed: \$2,625.00

GENERAL WARRANTY DEED

Made this May 11, 2026 A.D. by **Joan L. Sussman a/k/a Joan E. Sussman a/k/a Joan Ellen Sussman, an unremarried widow**, whose address is 7333 Scotland Way, Apt. 2113, Sarasota, Florida 34238, hereinafter called the grantor, to **Andrew Greenwell and Chad Lally, a married couple**, whose address is 2036 Carmilfra Way, Sarasota, Florida 34231, hereinafter collectively 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 104, EAGLES POINT AT THE LANDINGS II, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2740, Pages 944 through 995, inclusive, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 30, Pages 37, 37A through 37F, inclusive, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: 0084103004

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

Subject To valid reservations, restrictions and easements of record.

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.

[signature page follows]

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:

Witness #1 Signature: [Signature]

Witness #1 Printed Name: William C. Robinson, Jr.

[Signature]
Joan L. Sussman a/k/a Joan E. Sussman
a/k/a Joan Ellen Sussman

Address: 80211 St. V
Bradenton FL 34205

Witness #2 Signature: [Signature]

Witness #2 Printed Name: Tracy Seider

Address: 5540 Eagle Creek
Sarasota 34238

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 2026, by Joan L. Sussman a/k/a Joan E. Sussman a/k/a Joan Ellen Sussman, an unmarried widow, who is personally known to me or who has produced FLA D.C. as identification.



WILLIAM ROBINSON
Notary Public
State of Florida
Comm# HH423642
Expires 7/19/2027

[Signature]
Notary Public William C. Robinson, Jr.
Print Name: _____

My Commission Expires: 7/19/27