

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065466 2 PG(S)**

Prepared by:
Nancy Cason Esq.
Syprett Meshad & Dubose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: 34438.001

5/14/2026 2:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494424

Purchase Price: \$67,500.00
Rec: \$19.50
Documentary Stamp Tax: \$472.50

Doc Stamp-Deed: \$472.50

General Warranty Deed

Made this 13th day of May 2026 A.D. By **Alan Ryan Guttridge as Personal Representative of the Estate of Alan R. Guttridge, Deceased**, whose address is 1722 S Lakeshore Drive, Sarasota FL 34231 hereinafter called the grantor, to **John D. Van Zee and Susan A. Van Zee as Trustees of the Van Zee Family Trust dated August 30, 2016 as amended on May 23, 2023**, whose post office address is: 1666 Hillview Street, Sarasota FL 34239, hereinafter called the grantee and said Trustee is vested with the full power and authority to protect, conserve and to sell or lease or to encumber and otherwise manage and dispose of the real property described herein pursuant to Sec. 689.073 F.S.

(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 A3-14, of PHILLIPPI HARBOR CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2007030267, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 40, Page 27, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: 0084014099

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

Signed, sealed and delivered in our presence:

[Signature]
Signature -witness
Benjamin Errell
Print name

1900 Ringling Blvd. Sarasota FL 34236
Address

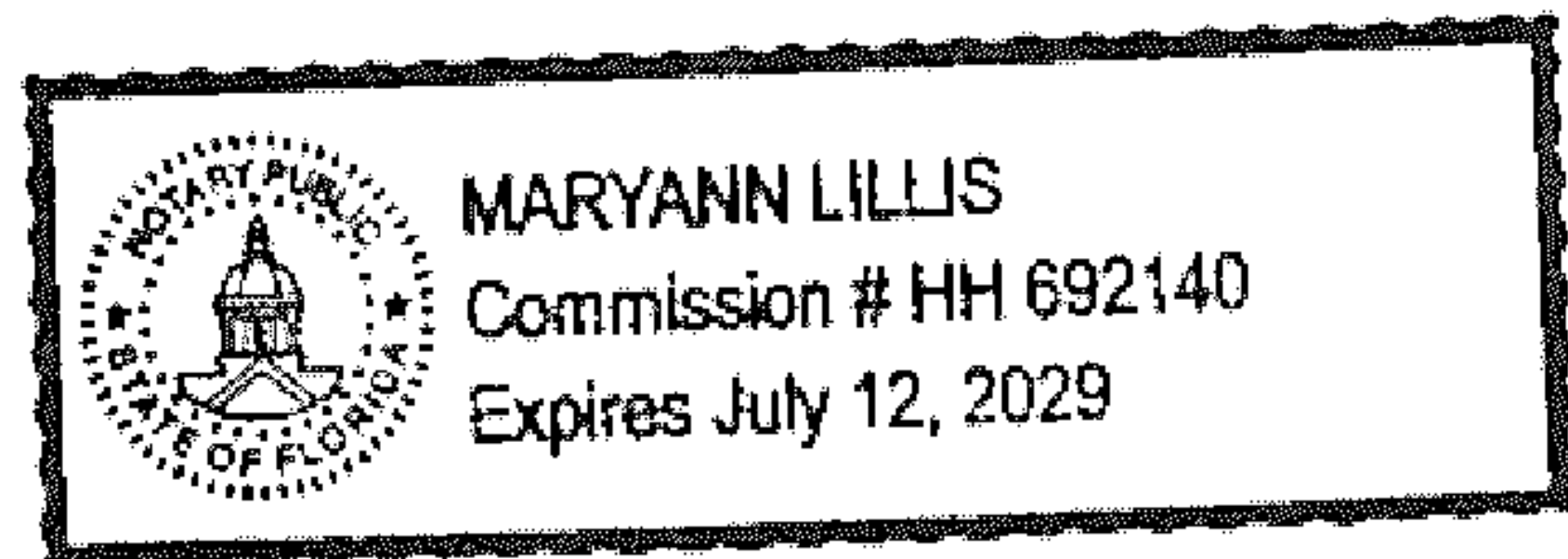
[Signature]
Signature -witness
MARYANN LILLIS
Print name

1900 Ringling Blvd. Sarasota FL 34236
Address

[Signature]
Alan Ryan Guttridge as Personal Representative of the
estate of Alan R. Guttridge, Deceased.

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026 by Alan Ryan Guttridge as Personal Representative of the Estate of Alan R. Guttridge, Deceased, who is/are personally known to me or who has produced FL DL as identification.



[Signature]
Notary Public
Print Name: MARYANN LILLIS
My Commission Expires: _____