

5/14/2026 5:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494551

Recording: \$ 21.50
Doc Stamps: \$ 504.00
Consideration: \$ 72,000.00

Prepared by and return to:
Mary E Van Winkle
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

Doc Stamp-Deed: \$504.00

Parcel Identification Number: 0084014126

Warranty Deed

This Warranty Deed made this 14 day of May, 2026 between **Thomas R. Fehr and Maria Fehr, husband and wife, individually and as Trustees of the Thomas R. Fehr and Maria Fehr Revocable Trust uad 3/26/2012**, whose post office address is 8990 Bloomfield Blvd., Sarasota, FL 34238, grantor, and **Jeffrey W. Hibbs and Carey M. Hibbs, husband and wife**, whose post office address is 7603 Saddle Creek Trail, Sarasota, FL 34241, 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:

Unit A3-41, PHILLIPPI HARBOR CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument #2007026547, and 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 locker number 7.

Subject to easements, restrictions, reservations of record, if any, and taxes for the year and subsequent years.

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:

Maria M. Cybyk
Maria M. Cybyk

3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

Mary E Van Winkle
MARY E. VAN WINKLE

3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

Thomas R. Fehr (Seal)
Thomas R. Fehr, Trustee uad 3/26/2012 and individually

Maria Fehr (Seal)
Maria Fehr, Trustee uad 3/26/2012 and individually

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2026 by Thomas R. Fehr and Maria Fehr, individually and as Trustees uad 3/26/2012, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Mary E. Van Winkle
Notary Public



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026