

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066218 2 PG(S)

5/15/2026 3:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495081

CONSIDERATION: \$1,385,000.00

DOC TAX: \$9,695.00

RECORD: \$18.50

PARCEL ID NO.: 0081-12-0022

Prepared by and return to:

Doc Stamp-Deed: \$9,695.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 15th day of May 2026, by and between **ANTONY J. FENN and JACQUELINE A. FENN, husband and wife, individually and as Co-Trustees of the FENN JOINT TRUST dated March 22, 2022**, hereinafter referred to as Grantor, whose post office address is 4034 South Lockwood Ridge Road, Sarasota, FL 34231, and **DRIFTWOOD COAST ENTERPRISES, LLC, a Florida limited liability company**, hereinafter referred to as Grantee, whose post office address is 3916 Solymar Drive, Sarasota, FL 34242.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 7, SIESTA MANOR SECTION THREE, according to the map or plat thereof as recorded in Plat Book 17, Page 6, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Witness Name: _____

Witness Address: Sarah E. Ferlazzo
80 Central Avenue
8th Floor
Sarasota, FL 34236

Witness Name: Mike Warm

Witness Address: 627 Waterside Way
Sarasota FL 34242

FENN JOINT TRUST dated March 22,
2022

By: Anthony J. Fenn
ANTONY J. FENN, individually and as
Co-Trustee

By: Jacqueline A. Fenn
JACQUELINE A. FENN, individually
and as Co-Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of May 2026 by ANTONY J. FENN and JACQUELINE A. FENN, individually and as Co-Trustees of the FENN JOINT TRUST dated March 22, 2022, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Signature of Notary Public

(Notary Seal)

Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on _____.