

5/18/2026 2:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495587

Prepared By and Return to:

Benjamin D. Babcock, Esq.
Greenberg Traurig, P.A.
401 East Las Olas Boulevard
Suite 2000
Fort Lauderdale, Florida 33301

Doc Stamp-Deed: \$0.70

Parcel Identification Number: 0484010017

Warranty Deed

This Warranty Deed is made and executed the 15 day of May, 2026, by **Nicole Ward Eagan**, a married woman, whose address is 2655 Bayshore Drive, Unit #1701, Miami, Florida 33133 (the "**Grantor**"), to **Nicole Ward Eagan, as trustee of the Nicole Ward Eagan Revocable Trust created under declaration of trust dated April 23, 2025**, whose address is 2655 Bayshore Drive, Unit #1701, Miami, Florida 33133 (the "**Grantee**");

(Wherever used herein the terms "**Grantor**" and "**Grantee**" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, the successors and assigns of corporations or other legal entities, and the successor trustees of trustees)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida (the "**Property**") described as follows:

Lot 393, BOCA ROYALE UNIT 13, according to the plat thereof, as recorded in Plat Book 50, Page 35, of the Public Records of Sarasota County, Florida.

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

SUBJECT TO:

1. Zoning and/or restrictions and prohibitions imposed by governmental authority;
2. Conditions, restrictions, reservations, limitations, declarations and easements of record; this reference to said matters shall not operate to reimpose the same; and
3. Taxes for the current year and subsequent years.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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Note to Examiner: The transfer of the Property evidenced by this deed is a transfer of real property to a trustee from a grantor who has the power to revoke the trust instrument, and therefore the transfer is exempt from the Florida documentary stamp tax in accordance with Rule 12B-4.013(28)(i), Florida Administrative Code.

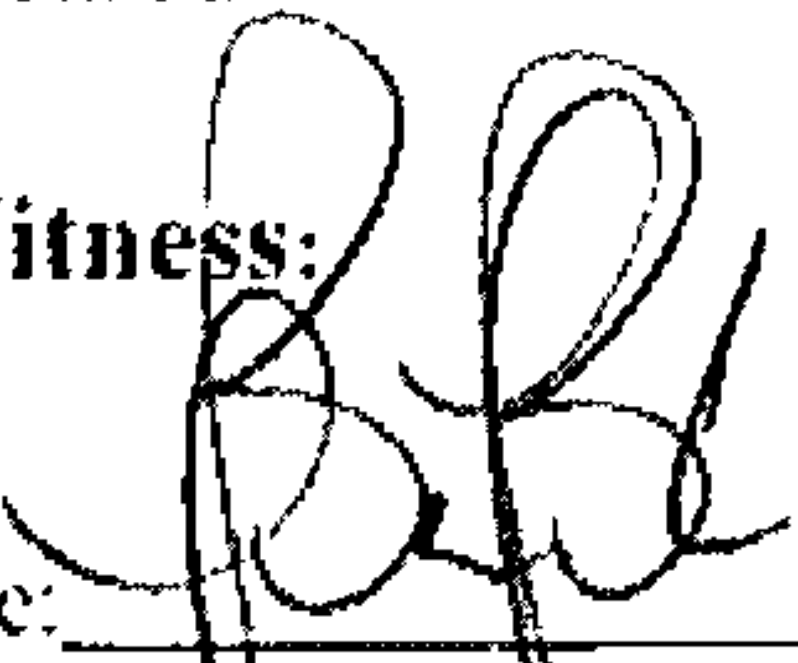
GRANTEE shall have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein.

The real property described in this instrument is not the constitutional homestead or primary residence of the Grantor, and it is not contiguous to the constitutional homestead of the Grantor. Grantor resides at: 2655 Bayshore Drive, Unit #1701, Miami, Florida 33133.

IN WITNESS WHEREOF the Grantor has signed this Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness:

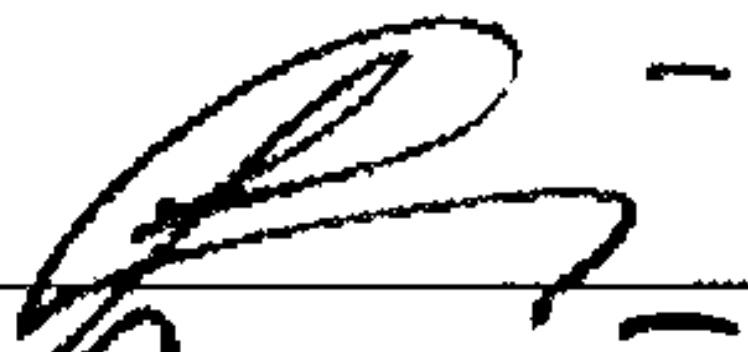
Sign name: 

Print name: Benjamin I. Babcock

Address: 401 E Bay Blvd #2002
Ft. Lauderdale, FL 33301


Nicole Ward Eagan

Second Witness:

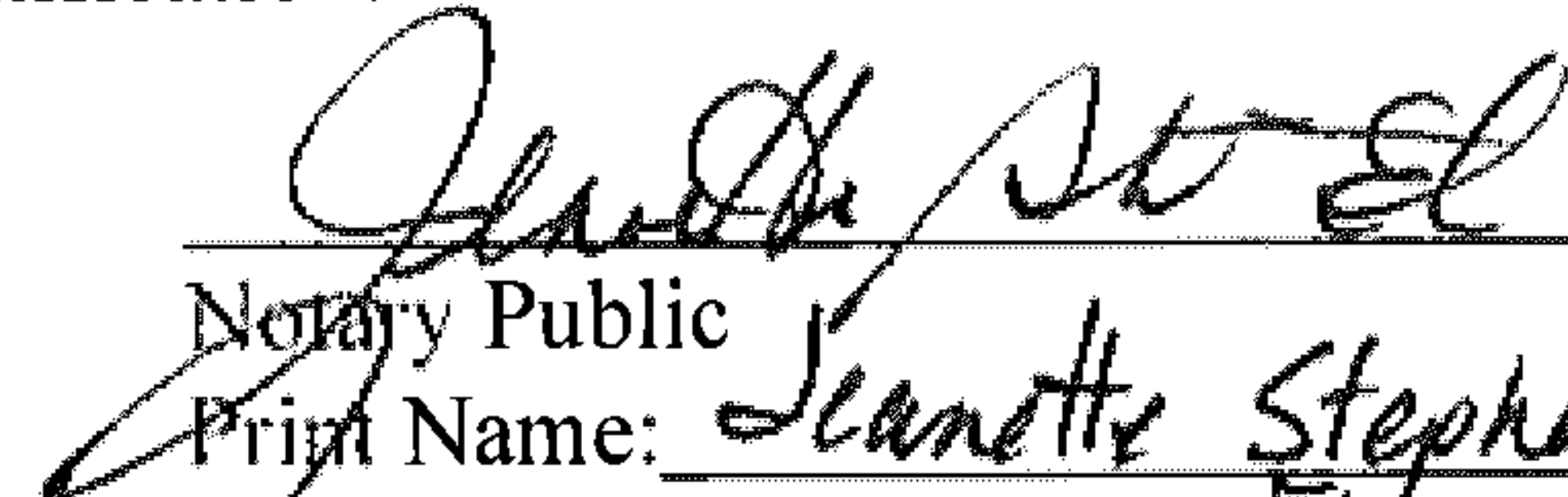
Sign name: 

Print name: Carmela Fernandez

Address: 753 SW 5th Street
Miami, FL 33130

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 15 day of May, 2020, by **Nicole Ward Eagan**, who personally appeared before me and ☐ is personally known to me or ☒ produced FL Driver's License as identification.



Notary Public
Print Name: Jeanette Stephens-El
Notary Public, State of: Florida
My Commission Expires: May 20, 2029

