

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-256-SXC
Sales Price: Price: \$775,000.00

5/18/2026 2:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495626

Doc Stamp-Deed: \$5,425.00

General Warranty Deed

Made this 18th day of May, 2026 By **William Joseph Ford, Individually and as Trustee of William Joseph Ford Revocable Living Trust dated June 1, 2023**, whose address is: 101 Seville Chase Drive, Winter Springs, FL 32708, hereinafter called the grantor, to **George H. Coblyn, Jr. and Pamela A. Coblyn, husband and wife**, whose post office address is: PO Box 1302, Oak Bluffs, MA 02557, hereinafter 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit A519, The Strand of Sarasota, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2022015015, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **2006161100**

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.

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon, nor do they reside contiguous thereto.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Handwritten Signature]
Witness Signature above:

Witness print name below: Holly M. Nikolich

William Joseph Ford Revocable Living Trust dated June 1, 2023

By: [Handwritten Signature]
William Joseph Ford, Individually and as Trustee
101 Seville Chase Drive, Winter Springs, FL 32708

Witness Address: 1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

[Handwritten Signature]
Witness Signature above:

Witness print name below: Elizabeth A. Wexler

Witness Address: 1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (XX) physical presence or () online notarization, this 29th day of April, 2026, by William Joseph Ford, Individually and as Trustee of William Joseph Ford Revocable Living Trust dated June 1, 2023, (X) who is/are personally known to me or () who has/have produced _____ as identification.

[Handwritten Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

