

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X035
Parcel ID No. 0084014062
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066946 2 PG(S)

5/18/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495644

Doc Stamp-Deed: \$1,043.00

General Warranty Deed

This Warranty Deed dated this 14th day of May, 2026 by Alan Ryan Guttridge, Individually and as Personal Representative for the Estate of Alan R. Guttridge, whose address is: 1722 S. Lakeshore Dr., Sarasota, Florida 34231, hereinafter called the Grantor, to Thomas E. Silva, whose post office address is: 41 Locust St., Reading, Massachusetts 01867, 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 Grantor, for the sum of \$149,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Unit A2-21, PHILLIPPI HARBOR CLUB, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, 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.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors in the presence of:

P. Sullivan
Witness #1 Signature
P. Sullivan
Witness #1 Print Name
2042 Bee Ridge Rd.
Witness #1 Mailing Address
Sarasota FL 34239
Witness #1 City, State, Zip Code

Alan Ryan Guttridge
Alan Ryan Guttridge, Individually and as
Personal Representative for the Estate of Alan
R. Guttridge

Jackie West
Witness #2 Signature
JACKIE WEST
Witness #2 Print Name
2042 BEE RIDGE RD.
Witness #2 Mailing Address
SARASOTA, FL 34239
Witness #2 City, State, Zip Code

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 14 day of May, 2026, by Alan Ryan Guttridge, Individually and as Personal Representative for the Estate of Alan R. Guttridge, who is personally known to me or X who produced drivers license as identification.

Patricia S. Sullivan
Notary Public Signature
Print Name: _____
My Commission Expires: _____

(Affix Seal)

