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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496206

Doc Stamp-Deed: \$1,043.00

Prepared by and return to:
Donald W. Scarlett, Jr., Esq.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Ave, Ste 201
Sarasota, FL 34236
(941) 955-5100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of May, 2026 between Joan O'Neal, individually and as Trustee of the Joan O'Neal Revocable Living Trust u/a/d June 7, 2002 whose post office address is 1520 Glen Oaks Dr E, # 248C, Sarasota, FL 34232, grantor, and Kimberly D. Anderson aka Kimmberly D. Anderson whose post office address is 1310 Glen Oaks Dr E, # 183E, Sarasota, FL 34232, 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, situated, lying and being in Sarasota County, Florida to-wit:

Unit No. E-183, Glen Oaks Garden Apartments, a Condominium, Section Two, according to the Declaration of condominium recorded in Official Records Book 1277, Page 730, as amended, and as per plat thereof recorded in Condominium Book 11, Pages 49, 49A through 49E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Number: 2021023003

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

Grantor hereby states that the subject property is not her homestead within the meaning set forth under the laws of the constitution of the State of Florida nor is it contiguous thereto.

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.

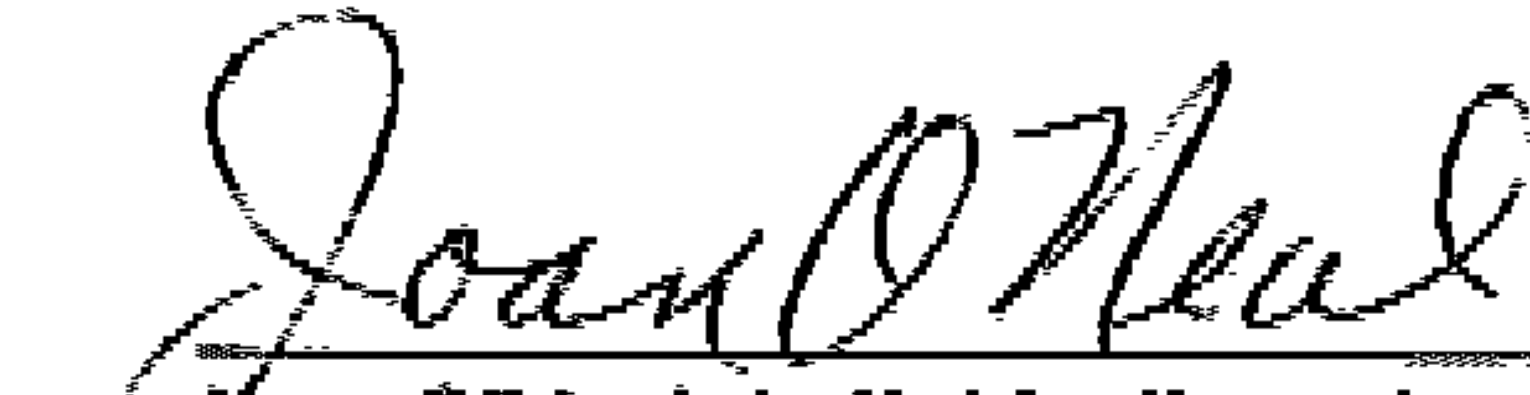
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said


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.

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:


Witness
Printed Name: Donald W. Scott
P.O. Address: 13 S Orange Ave, Ste 201
Sarasota, FL 34236

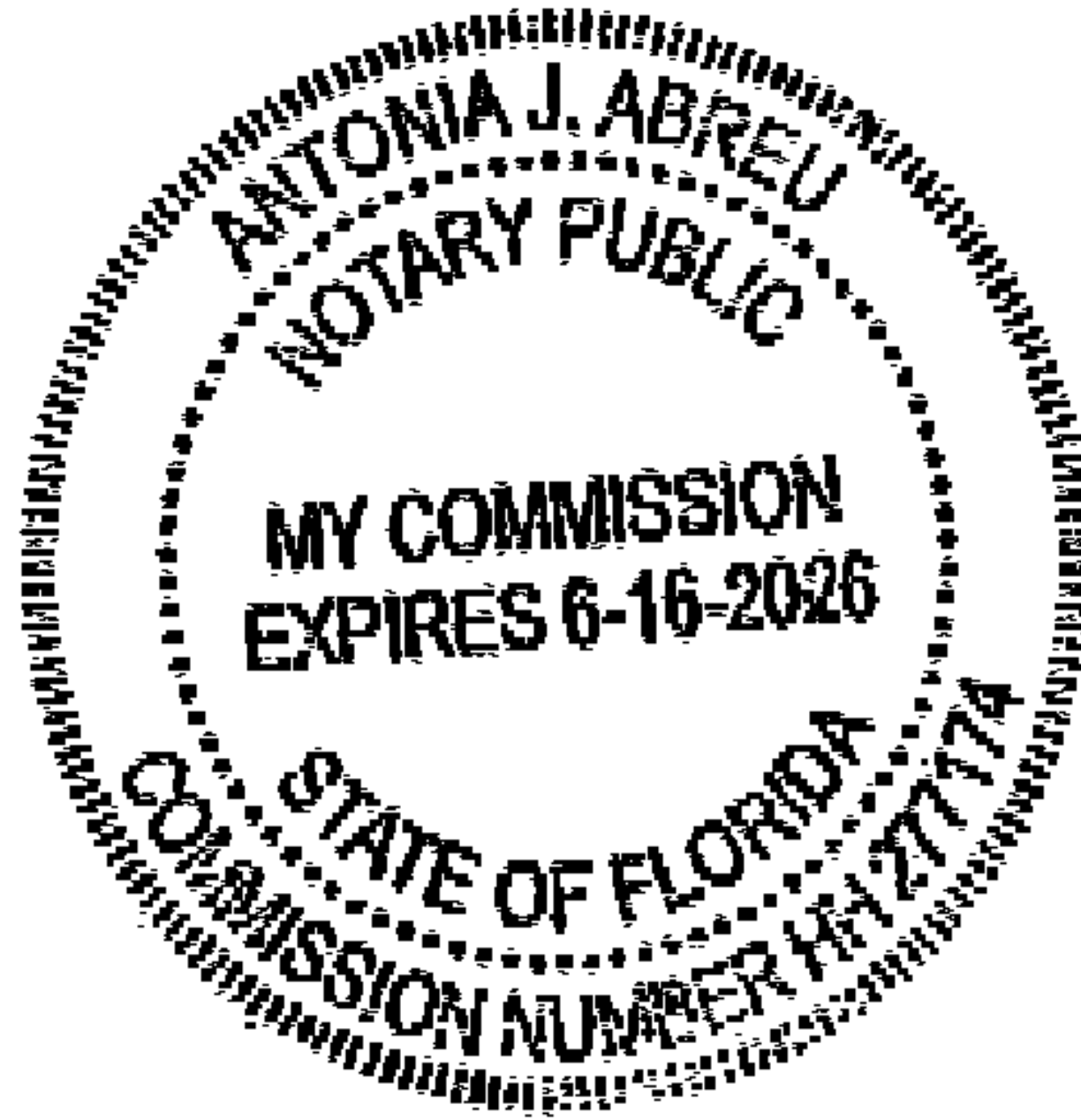

Joan O'Neal, individually and as
Trustee aforesaid



Witness
Printed Name: Antonia J. Abrey
P.O. Address: 13 S Orange Ave, Ste 201
Sarasota, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of May, 2026 by Joan O'Neal, individually and as Trustee of the Joan O'Neal Revocable Living Trust u/a/d June 7, 2002 who is personally known or has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____