

5/21/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497300



Doc Stamp-Deed: \$6,475.00

Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

File No 2026-157
Consideration 925,000.00
Parcel Identification No 0483-06-0004

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of May, 2026 between George Andrew Munger, Jr., a widow, whose post office address is 19 North Cayman Isles Boulevard., Englewood, FL 34223, of the County of Sarasota, Florida, Grantor, to **Wayne H. Smalley, Trustee of The Wayne H. Smalley Trust dated December 6, 2023,** whose post office address is 3303 Grand Vista Court, Unit 101, Port Charlotte, FL 33953, of the County of Charlotte, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$925,000.00) 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, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 10, ENGLEWOOD GOLF COURSE, UNIT 4, according to the map or plat thereof, as recorded in Plat Book 33, Page 20, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

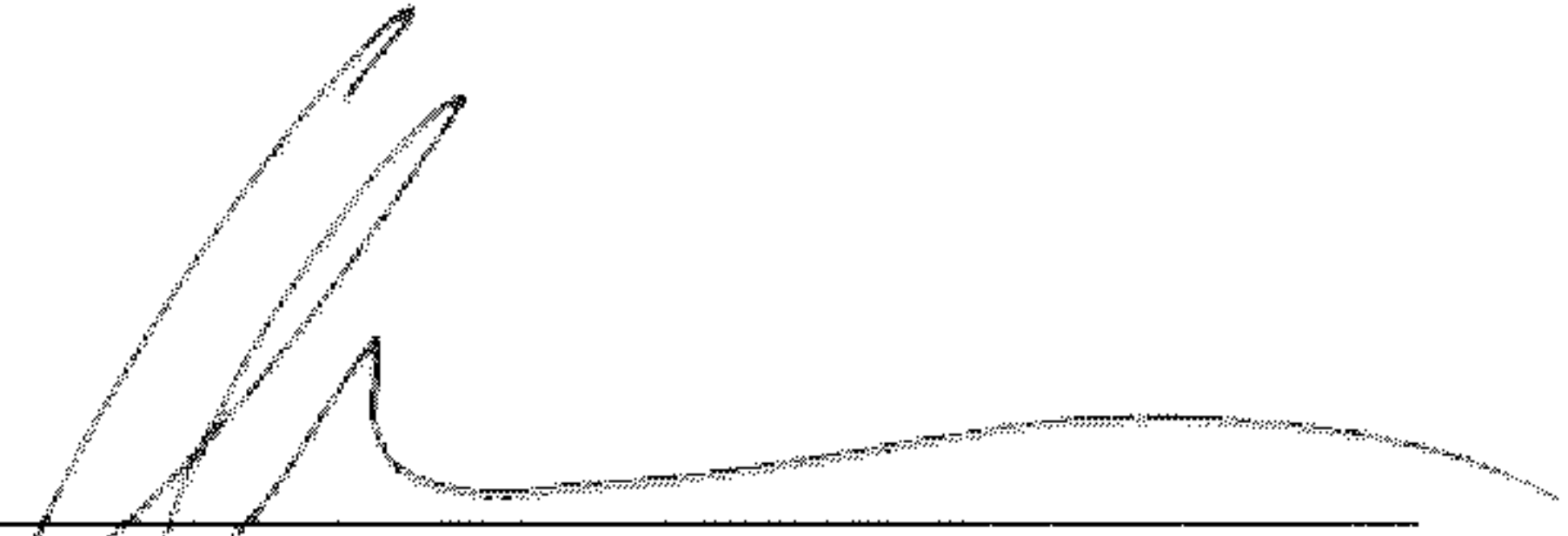
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

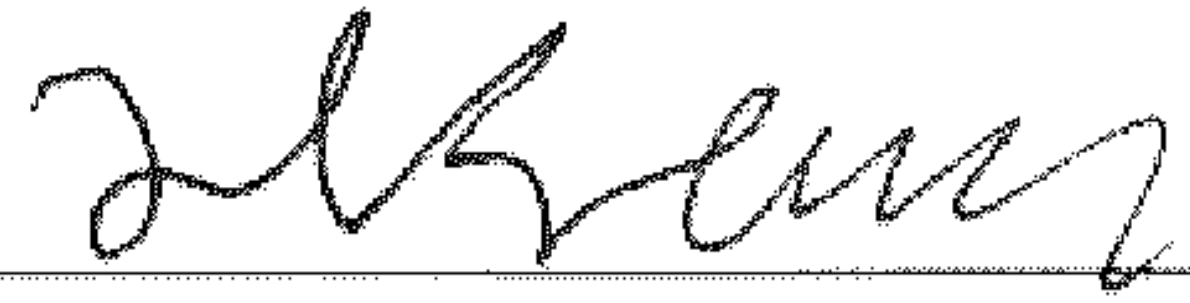
Grantee is hereby conferred with the full power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described real

property pursuant to the provisions of Florida Statutes § 689.071 and Florida Statutes § 689.073.

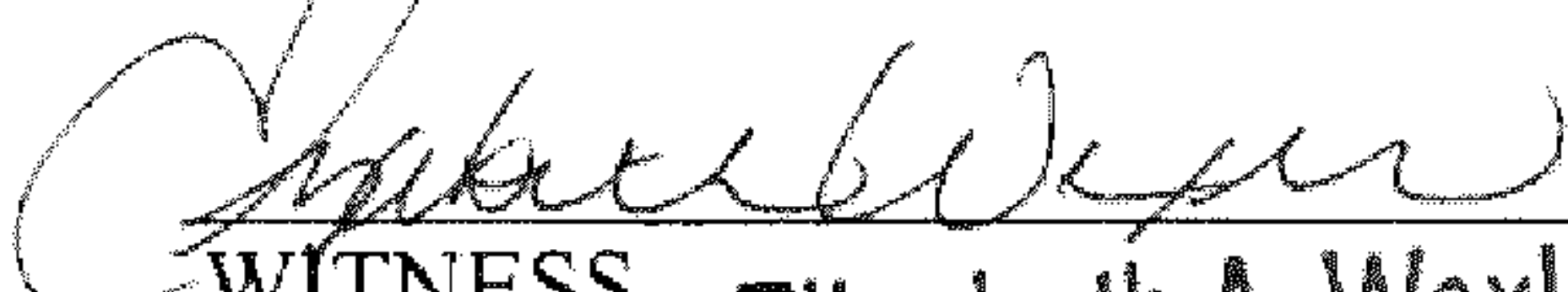
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


George Andrew Munger, Jr.


WITNESS
PRINT NAME: Harrison Kofman

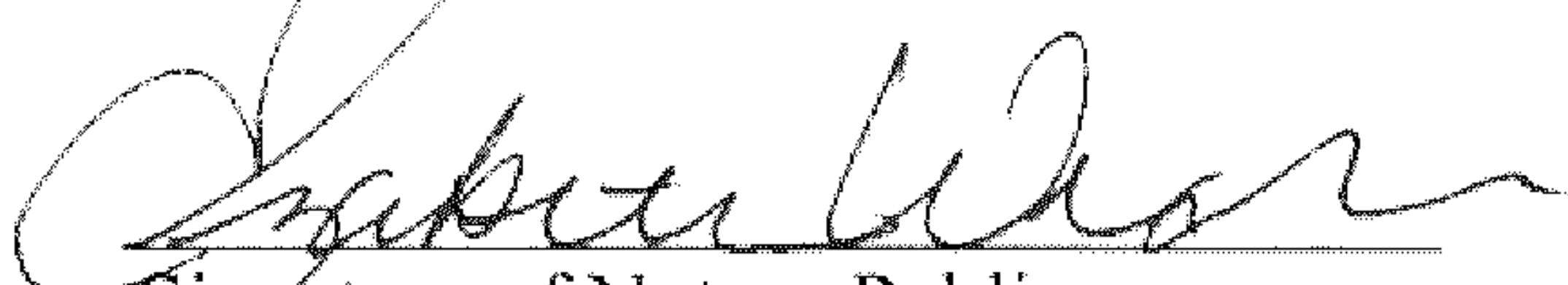
1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 1 ADDRESS


WITNESS Elizabeth A. Wexler
PRINT NAME: Elizabeth A. Wexler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2026, by George Andrew Munger, Jr., who is/are personally known to me or who has/have produced _____ as identification.


Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

