

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069031 2 PG(S)**

5/21/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497345

Prepared By and Return To:

LandSel Title Agency, Inc.
3208 Chiquita Blvd. S., Suite 215
Cape Coral, FL 33914

Doc Stamp-Deed: \$1,263.50

Order No.: SF-16333

Property Appraiser's Parcel I.D. (folio) Number:
0485142020

WARRANTY DEED

THIS WARRANTY DEED dated this the 21st day of May, 2026, by DEBORAH ANN SPILLANE, an unmarried woman, Individually and as Trustee SPILLANE ESTATE TRUST DATED APRIL 25, 2025, whose post office address is 407 EDEN DR, Englewood, FL 34223 (the "Grantor"), to GERALD E. JONES and DEBORAH J. JONES, husband and wife, whose post office address is 1439 WIGGINS ROAD, Fenton, MI 48430 (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, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Unit 304, MARINA ISLES A CONDOMINIUM according to the Declaration of Condominium recorded in Official Records Book 1355, Page 94, through 154, inclusive, and amendments thereto, and as per plat thereof, recorded in Condominium Book 13, Page 39, and amendment thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Daniella Granatempo
Printed Name of First Witness

SPILLANE ESTATE TRUST DATED APRIL 25, 2025

BY: [Signature]
DEBORAH ANN SPILLANE
INDIVIDUALLY AND AS TRUSTEE

51 Bayview Ave East Islip NY 11730
Address of First Witness

Grantor Address:
407 EDEN DR
Englewood, FL 34223

[Signature]
Witness Signature

Michael J Reilly
Printed Name of Second Witness

360 Garden Street West Islip, NY 11795
Address of Second Witness

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 19 day of May, 2026, by DEBORAH ANN SPILLANE, who is personally known to me or who has produced DRIVERS license (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Michael J Reilly

Commission # 01RE6335429

My Commission Expires: 01/11/2028

MICHAEL J REILLY
Notary Public - State of New York
No. 01RE6335429
Qualified in Suffolk County
My Comm. Expires Jan. 11, 2028