

5/21/2026 3:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497455

Doc Stamp-Deed: \$0.70

This Instrument prepared without
review or opinion of title by:
Michelle Durant
Conroy, Conroy & Durant, P.A.
2210 Vanderbilt Beach Rd #1201
Naples, FL 34109

Parcel ID: 0802050060
Consideration: \$10.00

Warranty Deed

This Indenture is made this 18 day of May, 2026, Between Nora Virginia Lee, an unmarried woman, ("Grantor") of 12782 Pinnacle Lane, Venice, FL 34293, and Nora V. Lee, as Trustee of the Nora V. Lee Revocable Trust, dated August 11, 2020, as amended ("Grantee") of 8111 River Road, #136, Bethesda, MD 20817.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

LOT 60 of SOLSTICE PHASE ONE, according to the Map or Plat thereof as recorded in Plat Book 55, Pages 380 Through 398 of the Public Records of Sarasota County, Florida.

SUBJECT TO ad valorem and non-ad valorem real property taxes for the year 2026 and restrictions, agreements, conditions, easements, covenants and limitations of record.

TOGETHER WITH all 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 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 title to said land and will defend the same against the lawful claims of all persons whomsoever.

Trustee (Grantee) shall have the full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein pursuant to F.S. §689.073(1).

NOTICE TO CLERK: THE GRANTOR IN THIS DEED IS THE BENEFICIARY UNDER THE TRUST WHICH IS THE GRANTEE HEREIN AND THEREFORE THERE HAS BEEN NO CHANGE OF BENEFICIAL INTEREST. PURSUANT TO RULE 12B-4.013(28), NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written. IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

Nora Virginia Lee

Witness #1 sign above

Christina Scopin

Witness #1 print name above

7101 Wisconsin Ave
Suite 1025
Bethesda, MD 20814

Witness #1 Address per Sec. 695.26, Fla. Stat.

Witness #2 sign above

Camilla Smith

Witness #2 print name above

7101 Wisconsin Ave.
Suite 1025
Bethesda MD 20814

Witness #2 Address per Sec. 695.26, Fla. Stat.

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 18th day of May, 2026, by **Nora Virginia Lee**, who is personally known to me or who has produced Driver's license as identification.

[Notary Seal]

Signature

My Commission Expires: _____

