

5/21/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497535

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, P.A.
1515 Ringling Blvd, 10th Floor
Sarasota, FL 34236
(941) 957-1900
File Number: 34577
Will Call No.:

Doc Stamp-Deed: \$1,977.50

Parcel Identification No. 0094121128

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of May, 2026 between Frederique E. Woessner, individually, an unmarried woman, and Frederique E. Woessner, as Trustee of the Frederique E. Woessner Trust dated July 12, 2018, as amended whose post office address is 3966 Berlin Drive, Sarasota, FL 34233 of the County of Sarasota, State of Florida, grantor*, and Sean T. O'Brien and Tracy A. O'Brien, husband and wife whose post office address is 7983 Limestone Lane, #14-201, Sarasota, FL 34233 of the County of Sarasota, State of Florida, grantee*,

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, situate, lying and being in Sarasota County, Florida, to-wit:

Condominium Unit No. 14-201, STONEHAVEN, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2007006160, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

Parcel Number: 0094121128

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Sandra A. Clark

Witness #1
Printed Name: **SANDRA A. CLARK**

Address:
**1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

Tracy Munoz

Witness #2
Printed Name: **TRACY MUNOZ**

Address:
**1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

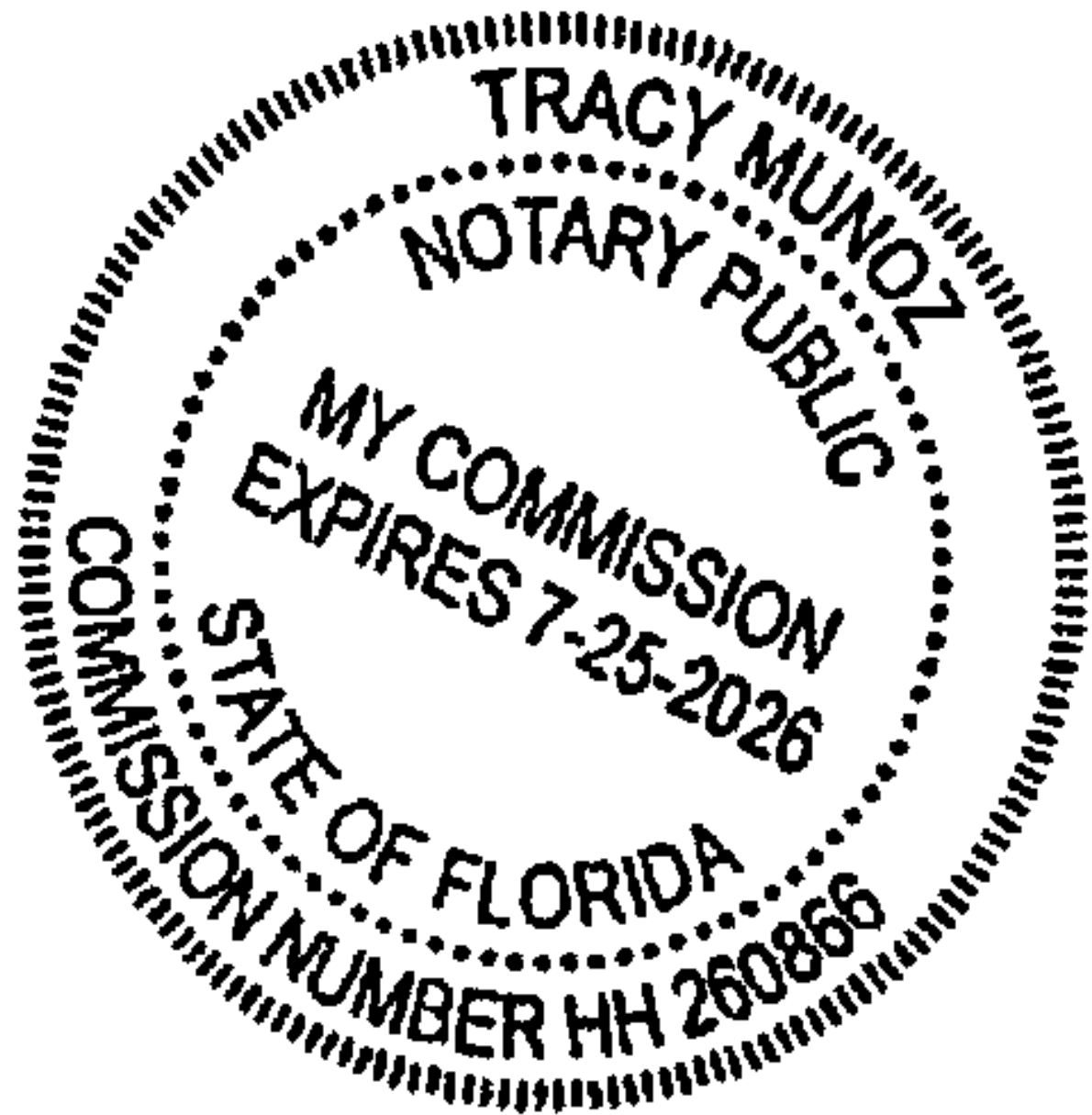
Frederique E. Woessner

Frederique E. Woessner, individually and
as Trustee as aforesaid

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026 by Frederique E. Woessner, individually and as Trustee of the Frederique E. Woessner Trust dated July 12, 2018, as amended who is personally known or has produced a driver's license as identification.

[Seal]



Tracy Munoz

Notary Public
Print Name: **TRACY MUNOZ**
My Commission Expires: _____