

Consideration: \$965,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

5/26/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498395

Property Appraiser's Parcel ID No.: 0134-13-0026

Doc Stamp-Deed: \$6,755.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 22nd day of May, 2026, by and between **CHRISTINE A. DONAHUE, INDIVIDUALLY AND AS TRUSTEE OF THE CHRISTINE A. DONAHUE TRUST U/D/T DATED MARCH 24, 2021, and CHARLES P. DONAHUE, INDIVIDUALLY AND AS TRUSTEE OF THE CHARLES P. DONAHUE TRUST U/D/T DATED MARCH 24, 2021**, whose address is **470 Boston Street, apt 6, Topsfield, MA 01983** (hereinafter "GRANTOR"), and **RAE ANN SPICER AND ROBERT THOMAS SPICER, AS TRUSTEES OF THE THE RAE ANN SPICER REVOCABLE TRUST DATED MARCH 27, 1998, AND ANY AMENDMENTS THERETO, and ROBERT THOMAS SPICER AND RAE ANN SPICER, AS TRUSTEES OF THE ROBERT THOMAS SPICER REVOCABLE TRUST DATED MARCH 27, 1998, AND ANY AMENDMENTS THERETO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **3157 Regatta Circle, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 129 STONEYBROOK GOLF & COUNTRY CLUB, UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 18, 18A THROUGH 18D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Sharon Chiodi*
Printed Name Sharon Chiodi
P.O. Address 3700 S. Tamiami Tr.
Sarasota FL 34239

(2) *Jacqueline Edwards*
Printed Name Jacqueline Edwards
P.O. Address 3700 S. Tamiami Tr.
Sarasota, FL 34239

GRANTOR:

Christine A. Donahue, individually and as Trustee of the Christine A. Donahue Trust u/d/t dated March 24, 2021

By: *Christine A. Donahue*
Christine A. Donahue, individually and as Trustee aforesaid

Charles P. Donahue, individually and as Trustee of the Charles P. Donahue Trust u/d/t dated March 24, 2021

By: *Charles P. Donahue*
Charles P. Donahue, individually and as Trustee 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 Christine A. Donahue, individually and as Trustee of the Christine A. Donahue Trust u/d/t dated March 24, 2021 and Charles P. Donahue, individually and as Trustee of the Charles P. Donahue Trust u/d/t dated March 24, 2021, who is/are personally known to me or who has/have produced DL as identification.

Jacqueline Edwards
Signature of Notary Public

Print, Type/Stamp Name of Notary

