

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070626 2 PG(S)**

5/26/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498728

Doc Stamp-Deed: \$4,123.00

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6583

Purchase Price: \$589,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$4,123.00
Parcel Identification No.: 0116013047

WARRANTY DEED

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

THIS INDENTURE made this May 26th, 2026, between **Cynthia Cory, a married woman, Individually and as Trustee of The Cynthia Cory Trust dated October 12, 1998**, whose post office address is **110 Island Plantation Terrace, Unit 202, Indian River Shores, FL 32963**, hereinafter referred to as the “GRANTOR”, to **Roland George Paton and Coral A. Paton, husband and wife**, whose post office address is **5242 Parisienne Place, #201, Sarasota, FL 34238**, hereinafter referred to as the “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:

Unit 201, Building 30, PARISIENNE GARDENS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2003211389, as thereafter amended, and as per Plat thereof recorded in Condominium Book 36, Page 25, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) 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.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]
Printed Name: Maren Falconer
P.O. Address: 5218 Station Way
Sarasota, FL 34230

The Cynthia Cory Trust dated October 12, 1998

By: [Signature]
Cynthia Cory, Individually and as Trustee

WITNESSES #2:

[Signature]
Printed Name: Sara Huddleston
P.O. Address: 1605 Main St. Ste 117
Sarasota FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 21 day of May, 2026, by Cynthia Cory, a married woman, Individually and as Trustee of The Cynthia Cory Trust dated October 12, 1998.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: [Signature]

Type of Identification Produced: [Signature]