

5/27/2026 11:49 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3498934

Doc Stamp-Deed: \$0.70

**Prepared by and when recorded return to:**

Bishop L. Toups  
Law Offices of Daily, Montfort & Toups  
249 Nokomis Ave. S  
Venice, Florida 34285

**Property Appraiser's Parcel Identification**  
No. 0431032026

(Space above this line reserved for recording office  
use only)

**WARRANTY DEED**

**THIS INDENTURE** is made on May 22, 2026, between **NANCY R. KEENAN**, a married woman (hereinafter referred to as "Grantor"), who resides at 81 Bardwell St, South Hadley, MA 01075, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid BY **JESSICA BOURBEAU, Trustee of The Keenan Irrevocable Trust** (hereinafter referred to as "Grantee"), such Grantee having an address of 10 Droy Circle, Easthampton, MA 01027, and such Trust having been established under that certain Irrevocable Trust agreement dated May 22, 2026, by **JESSICA BOURBEAU**, as Trustee. Grantor hereby GRANTS, CONVEYS, and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Unit 208, Crosswind Landings, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1836, Pages 24 through 87, inclusive, and amendments thereto, and as per Plat thereof recorded in Condominium Book 25, Pages 23 through 23E, inclusive, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

Amy K. Hopper  
Witness Signature

Nancy R. Keenan  
NANCY R. KEENAN

Amy K. Hopper  
Witness Name and Address  
573 Northampton Street  
Holyoke, MA 01040

Karen G. Jackson  
Witness Signature

Karen G. Jackson  
Witness Name and Address  
573 Northampton St.  
Holyoke, MA 01040

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this 22nd day of May, 2026, before me, the undersigned notary public, appeared NANCY R. KEENAN, who proved to me through satisfactory evidence of identification, being (check whichever applies) MA driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or \_\_\_ my own personal knowledge of the identity of the signatory, to be the person who signed this document in my presence, and acknowledged to me that she signed it voluntarily or of her free act and deed for its stated purpose.

Karen G. Jackson  
Karen G. Jackson, Notary Public  
My Commission Expires: September 28, 2029

