

Prepared by and return to:
Paul Sellers
Legacy Settlement Services, LLC
1549 Ringling Boulevard
Suite 510
Sarasota, FL 34236

6/1/2026 12:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501050

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Parcel Identification No 0073-12-1002

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

This indenture made the 29th day of May, 2026 between **Suzan K. Ackerland, a single woman**, whose post office address is 4250 Bell Avenue, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Mark Rabish and Mary A. Rabish, Trustees of Mark and Mary Rabish Community Property Trust dated February 11, 2026**, whose post office address is 2195 Porter Lake Drive, Sarasota, FL 34240, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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:

UNIT NO. 2, OAK FOREST VILLAS, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1622, PAGES 290 THROUGH 349, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Suzan K. Ackerland

WITNESS

PRINT NAME: Allison Spears
1549 Ringling Blvd #510
Sarasota FL 34236

WITNESS 1 ADDRESS

WITNESS

PRINT NAME: Darcy Bepper

WITNESS 2 ADDRESS

4250 Bell Ave
Sarasota FL 34231

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026, by Suzan K. Ackerland, ~~as Attorney-In-Fact for Suzan K. Ackerland,~~ ☐ who is/are personally known to me or ☒ who has/have produced FL Drivers License as identification. AR

Allison M Spears
Signature of Notary Public

Allison M Spears
Print, Type/Stamp Name of Notary

