

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026075434 2 PG(S)

6/3/2026 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502686

CONSIDERATION: \$190,000.00

DOC TAX: \$1,330.00

RECORD: \$18.50

PARCEL ID NO.: 0059081021

Doc Stamp-Deed: \$1,330.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 3rd day of June 2026, by and between **SANDRA L. FRAME, a single woman**, hereinafter referred to as Grantor, whose post office address is 491 Mammoth Road, Unit #3, Building 1, Londonderry, NH 03053, and **DOUGLAS J. RICE**, hereinafter referred to as Grantee, whose post office address is 3300 South Beneva Road, #224, Sarasota, FL 34232.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Unit D-2, Building 2, THE FAIRWAYS AND GREENS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1396, Page(s) 1521, as thereafter amended, and as per Plat thereof recorded in Condominium Book 15, Page(s) 16, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.



IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]  
Witness Name: Susan Desrosier

[Signature]  
SANDRA L. FRAME

Witness Address: 62 Nashua Rd  
Londonderry NH 03053

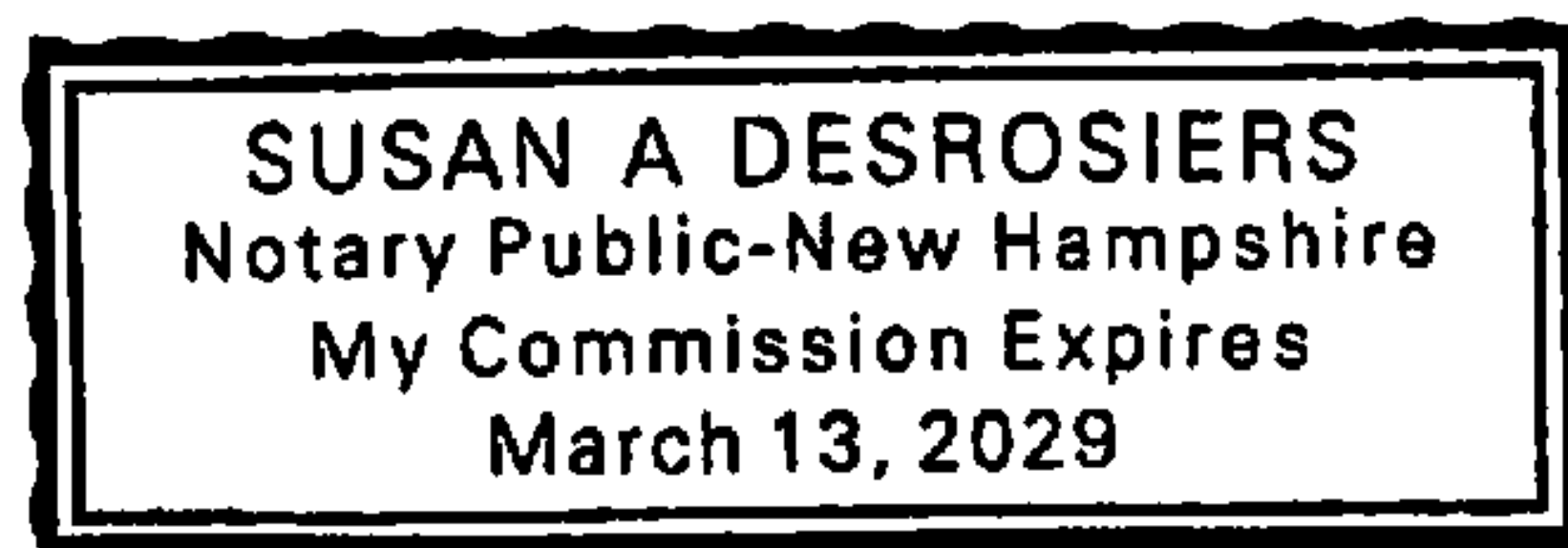
[Signature]  
Witness Name: Alyssa Bell

Witness Address: 62 Nashua Rd.  
Londonderry NH 03053

STATE OF NH  
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28<sup>th</sup> day of May 2026 by SANDRA L. FRAME, who is personally known to me or who has produced NH LIC as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]  
Signature of Notary Public

Susan Desrosier  
Print Name of Notary Public

I am a Notary Public of the State of NH, and my commission expires on 3/13/27