

Consideration: \$367,000.00

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

Property Appraiser's Parcel ID No.: 2014-02-1059

(FOR INFORMATIONAL PURPOSES ONLY)

6/3/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502820

Doc Stamp-Deed: \$2,569.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 1st day of June, 2026, by and between **KAREN S. HAYES, AN UNMARRIED WIDOW**, whose address is **999 Crosswater Parkway, 233, Nokatee, FL 32081** (hereinafter "GRANTOR"), and **JOEL ORR, TRUSTEE OF THE ORR FAMILY TRUST DATED FEBRUARY 16, 2016**, whose address is **1618 Quail Avenue, Hampton, IA 50441** (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:

UNIT 23, CLARIDGE HOUSE, SARASOTA HARBOUR APARTMENTS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 449, PAGE 56, SUPERCEDED BY OFFICIAL RECORDS BOOK 2033, PAGE 2949, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 1, PAGES 1 THRU 5, INCLUSIVE, AND AMENDMENTS THERETO, 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.

(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:

GRANTOR:

(1) [Signature]
Printed Name James H. Marshall II
P.O. Address 177 Summerhill Circle
St. Augustine FL 32086

Karen S. Hayes
Karen S. Hayes

(2) [Signature]
Printed Name Lashanette Marshall
P.O. Address 177 Summerhill Circle
St. Augustine, FL 32086

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2026, by Karen S. Hayes, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public
James H. Marshall II
Print, Type/Stamp Name of Notary

