

6/3/2026 4:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3502874

Prepared by and return to:

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File Number: 11021-126

Doc Stamp-Deed: \$0.70

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THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

Warranty Deed

This Warranty Deed made this 28th day of May, 2026 between

JOHN W. ROGAN and JULIE T. GROH-ROGAN a/k/a JULIE T. ROGAN, husband and wife,

whose post office address is

10651 Margate Terrace, Cincinnati, OH 45241

grantors:

JOHN W. ROGAN and JULIE T. ROGAN, as Co-Trustees of the JOHN W. ROGAN AND JULIE T. ROGAN JOINT TRUST dated April 30, 2026

whose post office address is

10651 Margate Terrace, Cincinnati, OH 45241

grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **Ten and no/100 Dollars (\$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 14-F, of ISLANDS WEST, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 974, Page 1678, and all subsequent amendments thereto, and as per map or plat thereof, recorded in Condominium Book 6, Page 4, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel Identification Number: 0007051083

This conveyance is subject to the following:

- 1. Ad valorem taxes and non-ad valorem assessments subsequent to 2024.**
- 2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority.**
- 3. Restrictions and matters appearing on the plat or otherwise common to the subdivision.**
- 4. Public utility easements of record.**

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

To Have and to Hold, said real estate with the following powers and for the following uses and purposes, to wit:

1. Pursuant to Section 689.073, Florida Statutes, this instrument confers upon the Grantee the power and authority either to protect, conserve, to sell, to lease, to encumber or otherwise to manage and dispose of the real property described herein.
2. By its acceptance of this conveyance, the Trustees covenant and agree to do and perform the duties, acts and requirements upon its binding.
3. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustee who from time to time are serving under it.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

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 as to both)

[Signature]
Witness #1
Printed Name: STEVEN J. WOLTERMAN
P.O. Address: 530 WESSEL DRIVE SUITE 2A
FAIRFIELD, OHIO 45014

[Signature] (Seal)
JOHN W. ROGAN

[Signature]
Witness #2
Printed Name: TIFFANEY J. BLAYLOCK
P.O. Address: 530 WESSEL DRIVE, SUITE 2A
FAIRFIELD OH 45014

[Signature] (Seal)
JULIE T. GROH-ROGAN a/k/a JULIE T. ROGAN

State of OHIO
County of BUTLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May 2026, by JOHN W. ROGAN and JULIE T. GROH-ROGAN, who ☒ are personally known or ☐ have produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____
My Commission Expires _____
JOHN H. CLEMONS, Attorney at Law
Notary Public, State of Ohio
My Commission has no Expiration Date
O.R.C. Section 147.03