

6/4/2026 2:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503341

Doc Stamp-Deed: \$2,450.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4536

Parcel ID Number: 0171061036

WARRANTY DEED

This WARRANTY DEED, made June 1, 2026, by **JAMES R. FEE AND MARY S. FEE, HUSBAND AND WIFE**, whose address is 101 Dry Fork Drive, Winchester, TN 37398 (the "Grantor"), to **ROBERT D. FOLEY, AN UNMARRIED MAN**, whose address is 30 Storrs Road, Unit 201, Mashpee, MA 02649 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit 620, Fair Winds Condominium Village (formerly in Section Two), a Condominium according to the Declaration of Condominium recorded in O.R. Book 823, Page 727 and all amendments thereof, including but not limited to the Certificate of Amendment merging Section One and Section Two, as recorded in O.R. Book 1926 Page 920, and recorded in Condominium Book 3, Page 39, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold the same in fee simple forever.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Dineshwar Lall
Signature

Witness Printed Name Dineshwar Lall

Witness #1 Address 22434 Peachland Blvd
Port Charlotte FL 33954

Rabina Lall
Signature

Witness Printed Name Rabina Lall

Witness #2 Address 22434 Peachland Blvd
Port Charlotte FL 33954

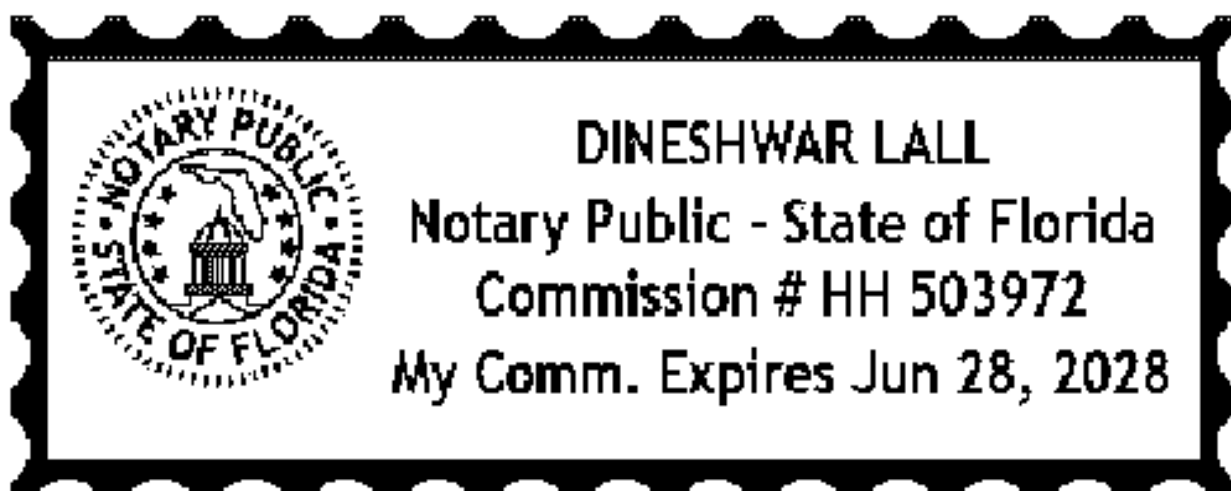
James R. Fee
James R. Fee

Mary S. Fee
Mary S. Fee

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 27th day of May, 2026, by James R. Fee and Mary S. Fee, who is/are ☐ personally known to me or who has/have ☒ produced drivers license as identification.

Notarized online using audio-video communication technology



Dineshwar Lall
Notary Public
Print Name: Dineshwar Lall
My Commission Expires: 06/28/2028