

6/5/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503821

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 1115Gulf304

Doc Stamp-Deed: \$5,950.00

Parcel Identification No. 0010031110

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **5th** day of **June, 2026** between **Rebecca H. Gloriod, individually and as Trustee of the Rebecca H. Gloriod Revocable Trust dated February 8, 2022, as may be amended from time to time** whose post office address is **524 Silver Oak Grove, Colorado Springs, CO 80906** of the County of **El Paso**, State of **Colorado**, grantor*, and **James E Ducey and Maureen E Ducey, husband and wife** whose post office address is **25 Black Rock Dr, Hingham, MA 02043** of the County of **Plymouth**, State of **Massachusetts**, grantee*,

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 304, Building 4, of BEACHPLACE I, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1343, Page 990, as amended, and as per plat thereof recorded in Condominium Book 13, Page 29, as amended, Public Records of Sarasota County, Florida; together with Parking Space P110, designated in said Declaration of Condominium as limited common elements.

Parcel Identification No. 0010031110

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

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.

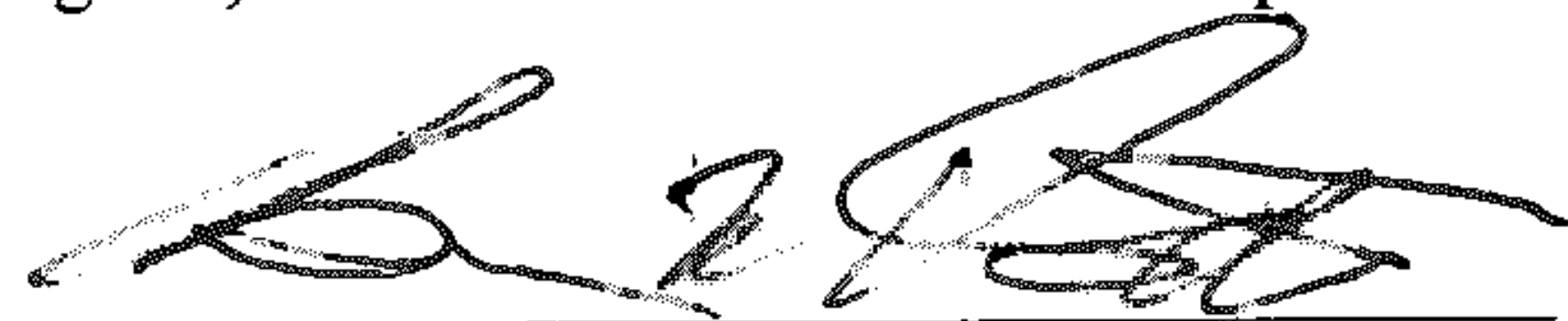
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **524 Silver Oak Grove, Colorado Springs, CO 80906**.

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, 2025**.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:



Witness Name: Bruce M. Betts

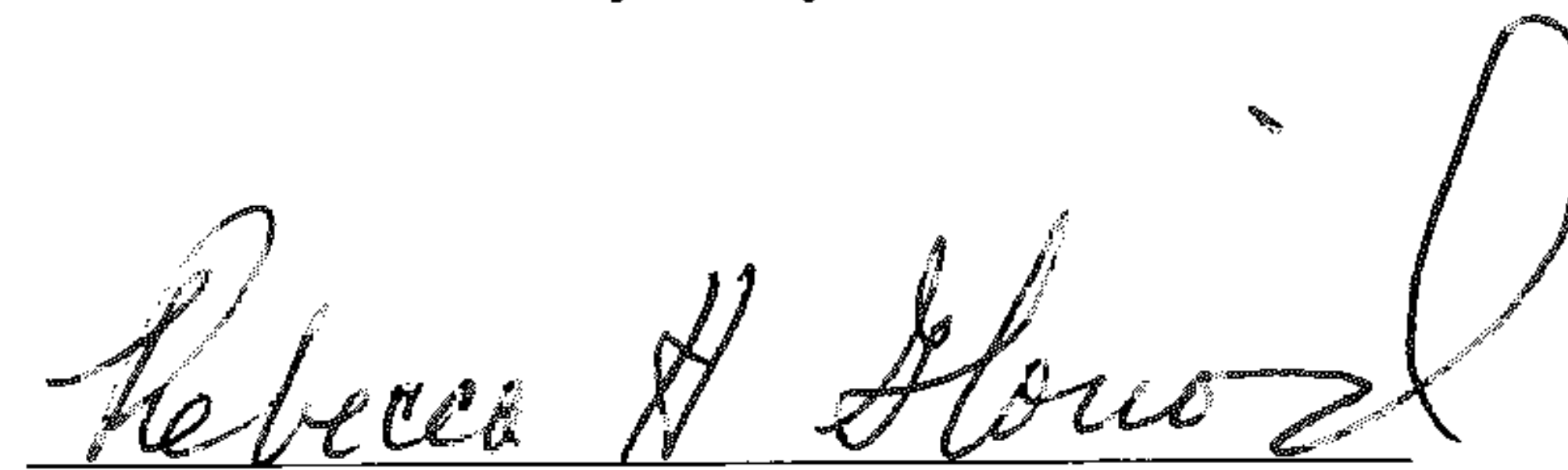
Witness Address :

7310 Antelope Ln
Colo Spgs, CO 80920

Witness Name: Eric C. Fleming

Witness Address :

5011 Ocean Blvd
Sarasota FL 34242



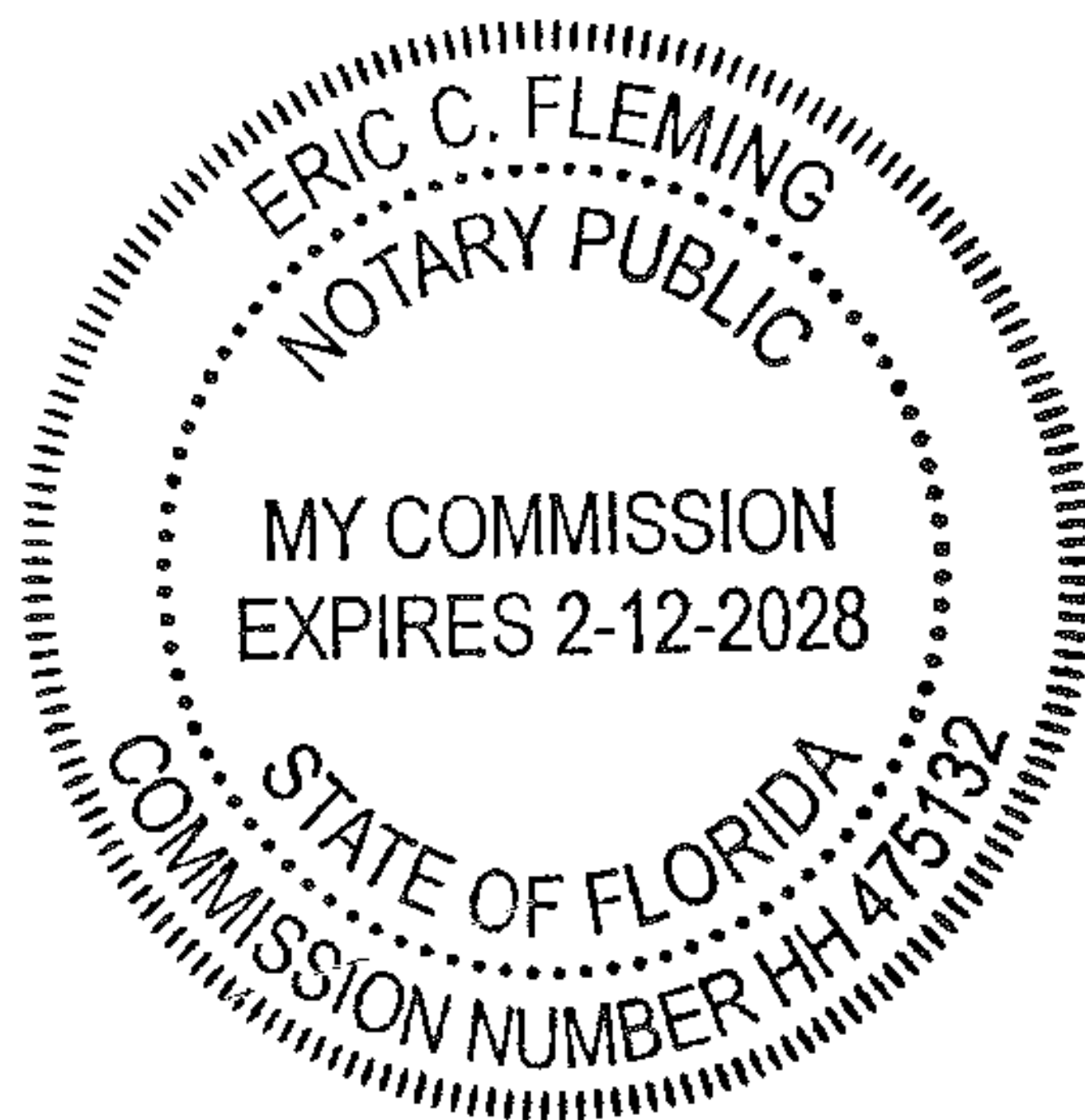
Rebecca H. Gloriod, individually and as Trustee

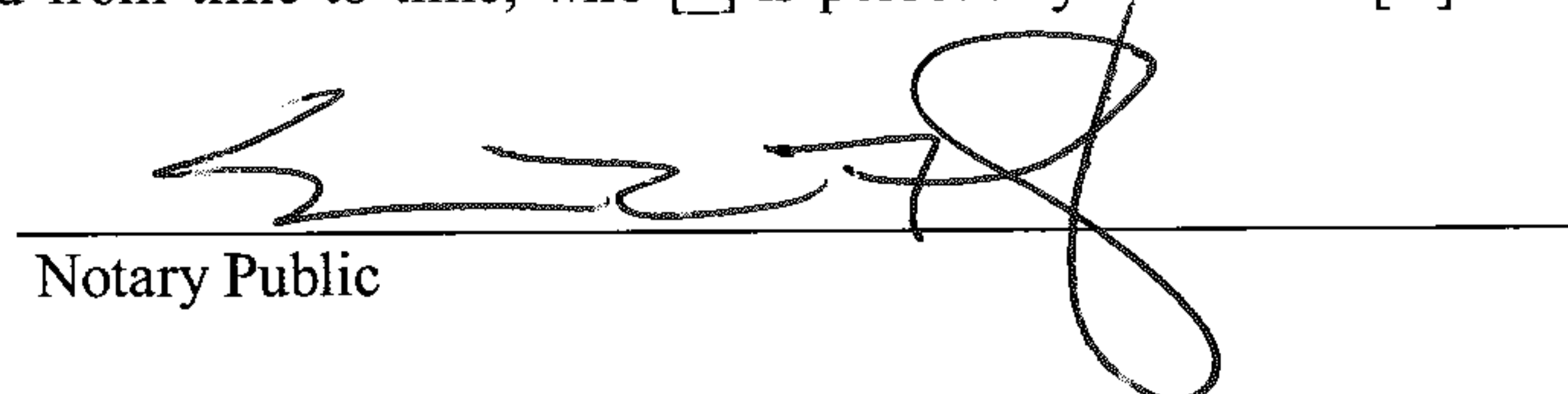
State of Sarasota

County of Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026 by Rebecca H. Gloriod, individually and as Trustee of the Rebecca H. Gloriod Revocable Trust dated February 8, 2022, as may be amended from time to time, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____