

6/12/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

EPN

Receipt # 3506670

J. Kevin Drake
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 6256-004

Doc Stamp-Deed: \$2,660.00

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Warranty Deed

This Warranty Deed made this 12th day of June, 2026 between Susan M. Armistead, the unremarried surviving spouse of William B. Armistead whose post office address is 3251 Proctor Road, Sarasota, FL 34231, grantor, and Angela Barrow-Rivas, a single woman whose post office address is 6800 Avenida Marbella, Sarasota, FL 34238, grantee:

(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:

Lot 43 of MARBELLA, according to the Plat thereof as recorded in Plat Book 33, Page(s) 33-33J, of the Public Records of Sarasota County, Florida, TOGETHER with Perpetual Easement as described as follows:

A 0.75' WIDE POOL DECK AND SCREEN ENCLOSURE EASEMENT, BEING A PORTION OF TRACT "D", MARBELLA SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 33 AT PAGES 33-33J OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 43, MARBELLA SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 33-33J OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE 32°00'14"W, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 43, A DISTANCE OF 48.20 TO THE SOUTHEAST CORNER OF A UTILITY EASEMENT AS SHOWN ON THE PLAT OF SAID MARBELLA SUBDIVISION; THENCE S 57°59'46"W ALONG THE SOUTHERLY BOUNDARY LINE OF SAID UTILITY EASEMENT, 0.75'; THENCE S 32°00'14"E, PARALLEL WITH AND 0.75' WESTERLY OF THE WESTERLY BOUNDARY LINE OF SAID LOT 43, A DISTANCE OF 48.20'; THENCE N 57°59'46"E, 0.75' TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT D MARBELLA SUBDIVISION.

Parcel Identification Number: 0100100066

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

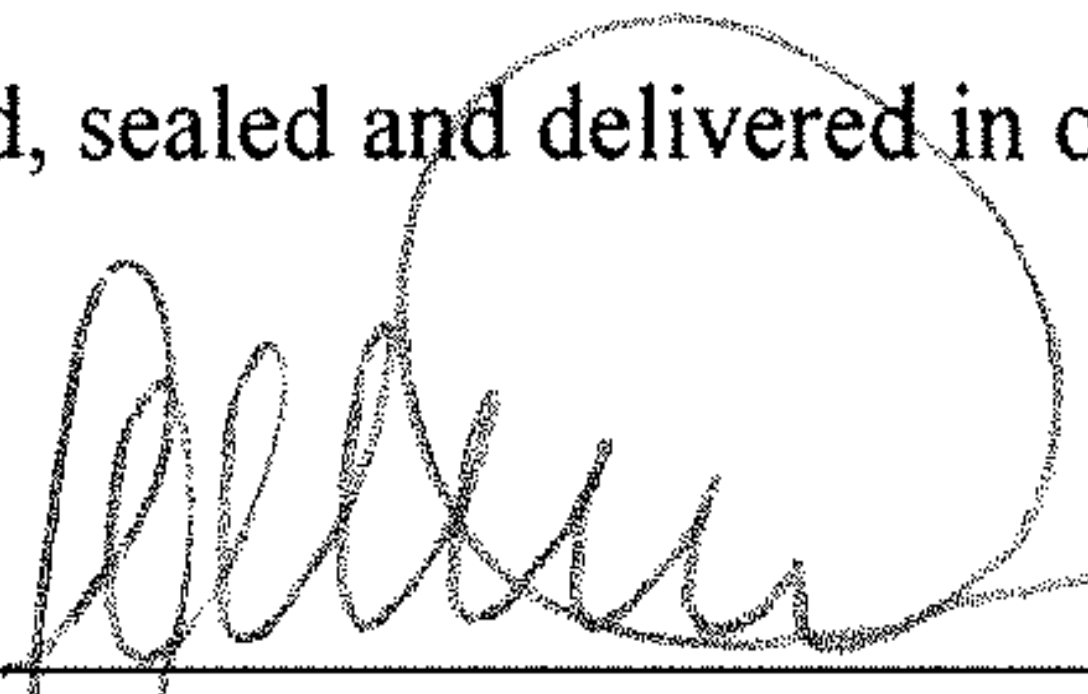
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

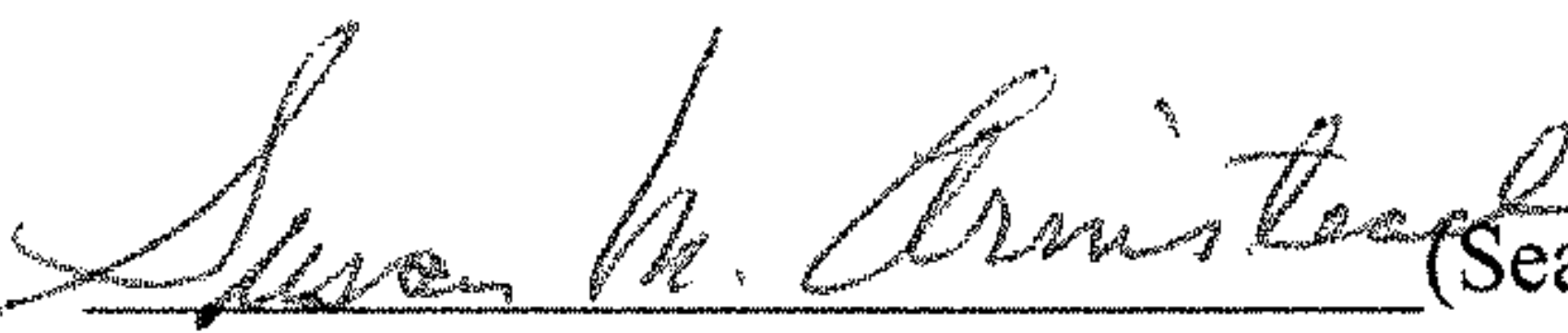
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

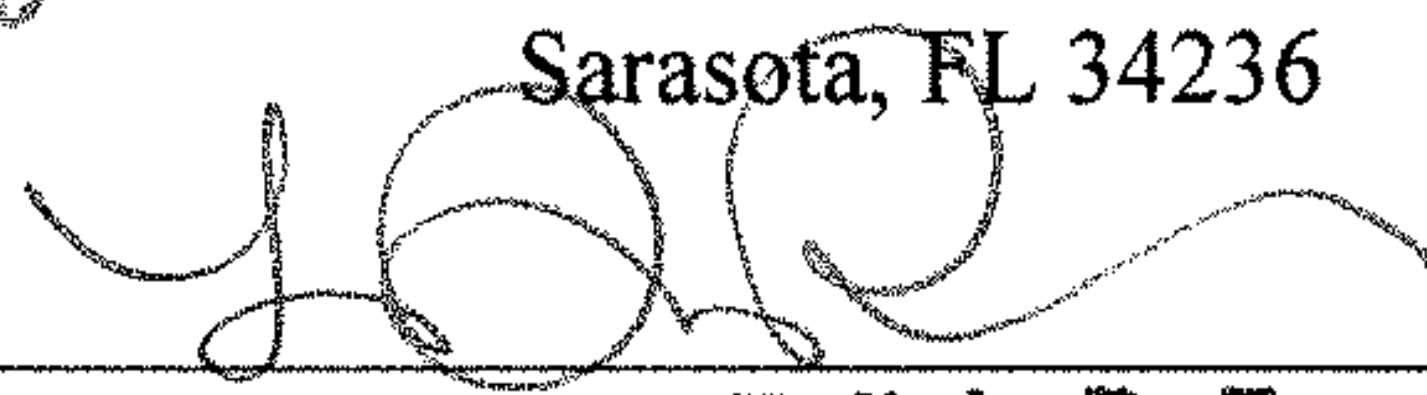
Signed, sealed and delivered in our presence:



Witness Name: J. Kevin Drake
Witness Address : 1432 First Street
Sarasota, FL 34236



Susan M. Armistead (Seal)



Witness Name: Felicia DeRowe
Witness Address : 1432 First Street
Sarasota, FL 34236

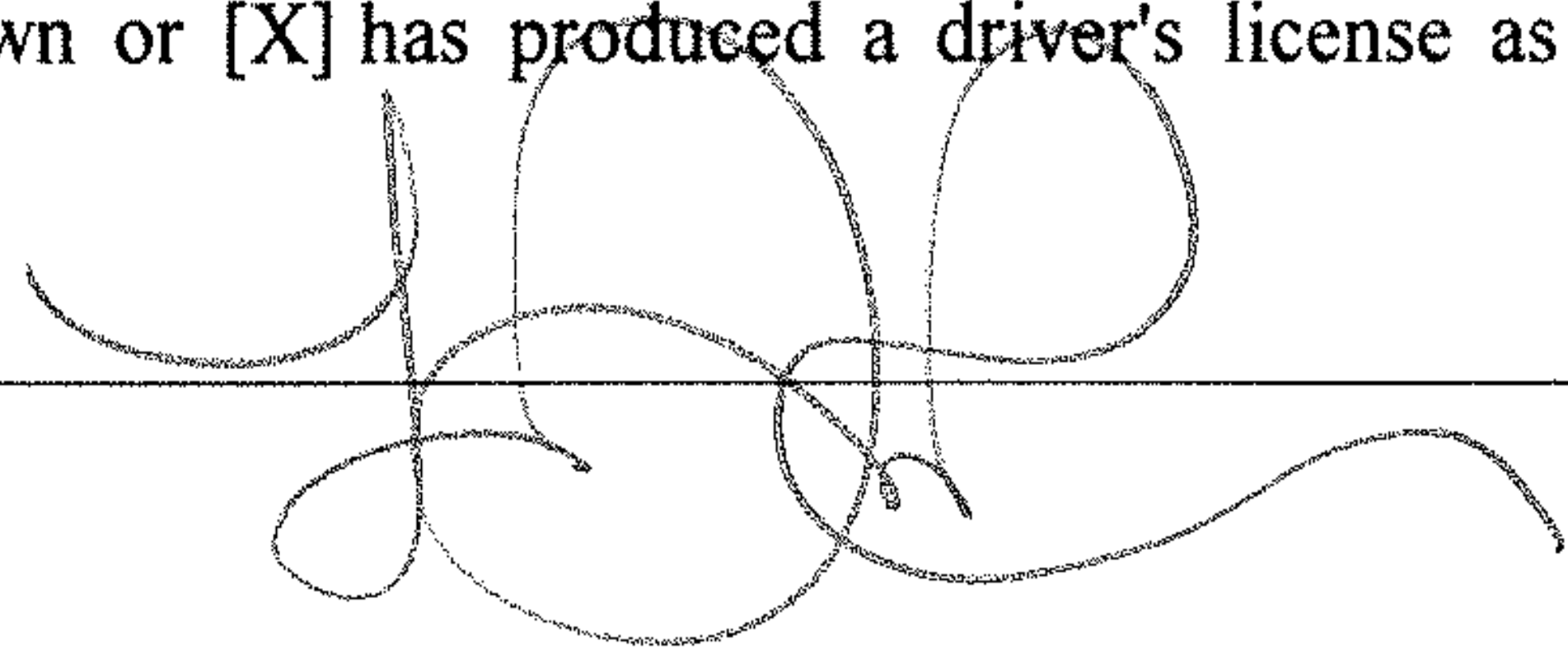
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2026 by Susan M. Armistead, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



FELICIA C. DEROWE
Commission # HH 300630
Expires August 15, 2026



Notary Public

Printed Name: _____

My Commission Expires: _____