

6/19/2026 1:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509903

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-548-SXC

Sales Price: Price: \$1,100,000.00

Doc Stamp-Deed: \$7,700.00

## General Warranty Deed

Made this 19th day of June, 2026 By **Laura Thomas Deane, an unremarried widow**, whose address is: 3349 Harness Creek Road, Annapolis, MD 21403, hereinafter called the grantor, to **Nina Oken, as Trustee of the Susan Copen Oken 2007 Revocable Trust dated September 26, 2007 amended and restated April 11, 2016, as amended November 3, 2023**, whose post office address is: 5380 Gulf of Mexico Drive, Suite 105, Longboat Key, FL 34228, hereinafter called 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 Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Unit 14, Winding Oaks, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2067, Page 1018 and amendment recorded in Official Records Book 2078, Page 499, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0004121014**

**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.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**



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

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

✓ [Signature]  
Witness Signature above:

Laura Thomas Deane  
Laura Thomas Deane  
3349 Harness Creek Road, Annapolis, MD 21403

✓ Patrice Lenore Johnson  
Witness print name below:

✓ 1910 Towne Centre Blvd. suite 250  
Annapolis, MD 21401  
Witness Address:

✓ [Signature]  
Witness Signature above:

✓ Joseph Brown  
Witness print name below:

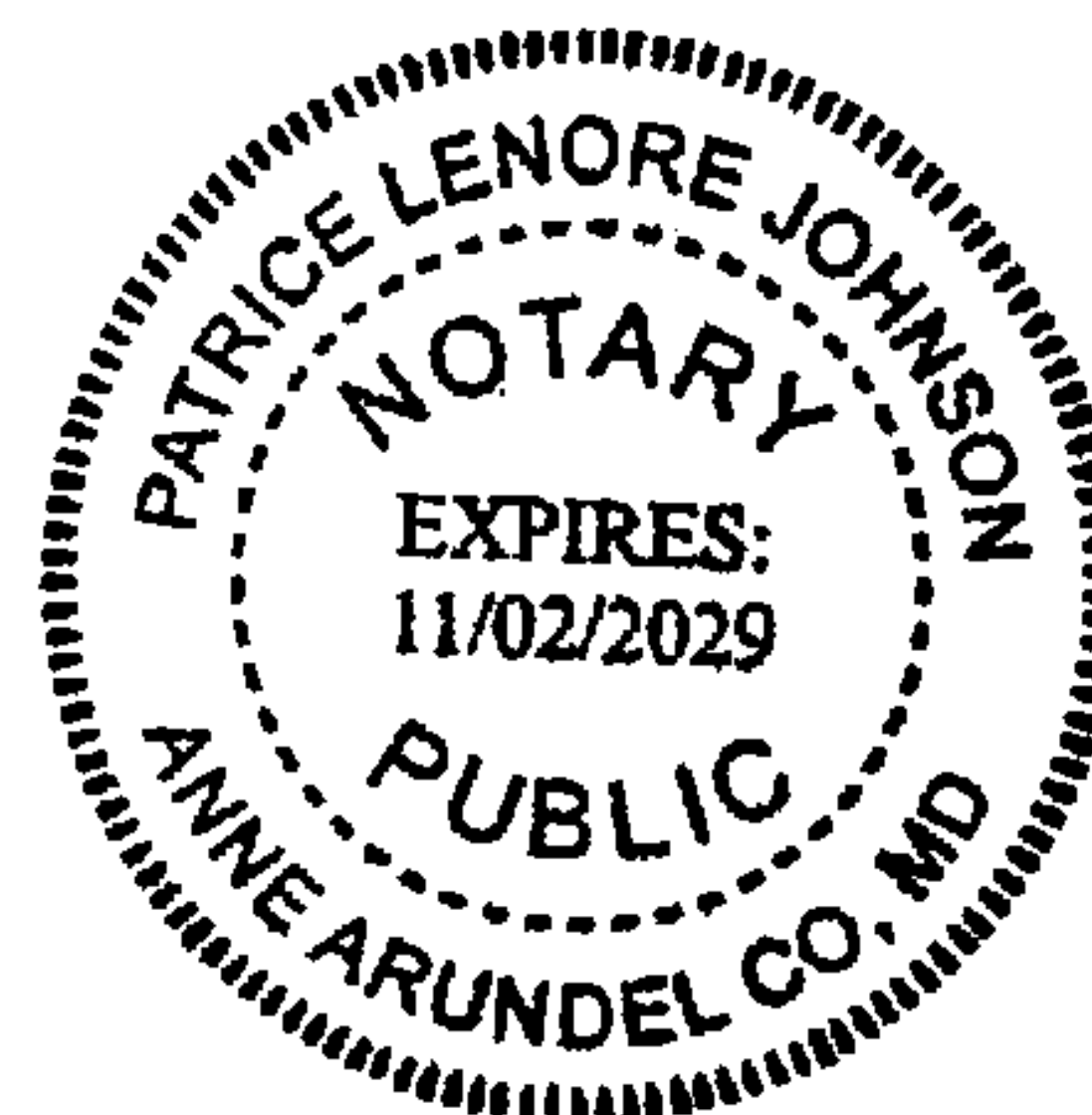
✓ 1910 Towne Centre Blvd  
Annapolis, MD 21401  
Witness Address:

✓ STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2021, by Laura Thomas Deane, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

[Signature]  
Signature of Notary Public

Patrice Lenore Johnson  
Print, Type/Stamp Name of Notary



Patrice Lenore Johnson  
Notary Public - Maryland  
TIPIC  
3001199971