

✓ Prepared by/Return To:
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2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X049
Parcel ID No. 0084014266
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026090226 2 PG(S)

7/1/2026 4:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3514981

Doc Stamp-Deed: \$420.00

General Warranty Deed

This Warranty Deed dated this 15th day of July, 2026 by **James E. Osgood**, whose address is: 4228 Hymount Ave., Sarasota, Florida 34231, hereinafter called the Grantor, to **Casey Maloney**, whose post office address is: 319 Mimosa Cir., Sarasota, Florida 34232, 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 Grantor, for the sum of \$60,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Unit D3-29, of Phillippi Harbor Club, a condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 207026547 and all subsequent amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Together with Locker #116.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

