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INSTRUMENT # 2026096552 2 PG(S)

7/15/2026 4:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520274

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, P.A.
1515 Ringling Blvd, 10th Floor
Sarasota, FL 34236
(941) 957-1900
File Number: 34594
Will Call No.:

Doc Stamp-Deed: \$9,800.00

Parcel Identification No. 0283060001

Consideration: 1,400,000.00

Recording Fee: \$18.50

Doc Stamps: 4,055.41

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 15th day of July, 2026 between Janet Loy McCarthy a/k/a Janet McCarthy, an unmarried woman whose post office address is 8707 Winter Breeze Way, Sarasota, FL 34241 of the County of Sarasota, State of Florida, grantor*, and Michelle Bianchi, as Trustee of the Michelle Bianchi Revocable Trust U/A/D August 23, 2024 whose post office address is 7045 Curlew Street, Sarasota, FL 34241 of the County of Sarasota, State of Florida, 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:

Lot 30, LAKEWOOD, TRACT "C", UNIT 1, according to the map or plat thereof as recorded in Plat Book 8, Page 37, Public Records of Sarasota County, Florida.

Parcel Number: 0283060001

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

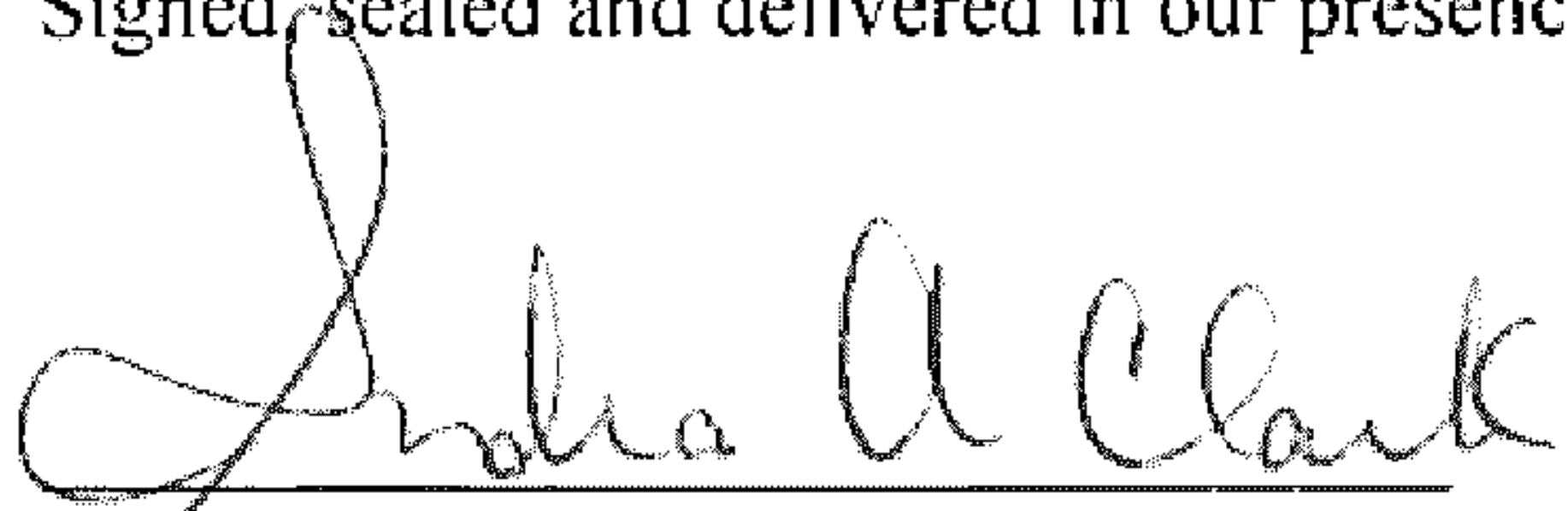
The Grantee, as trustee, has full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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 #1

Printed Name: **SANDRA A. CLARK**

Address:

**1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

Witness #2

Printed Name: **TRACY MUNOZ**

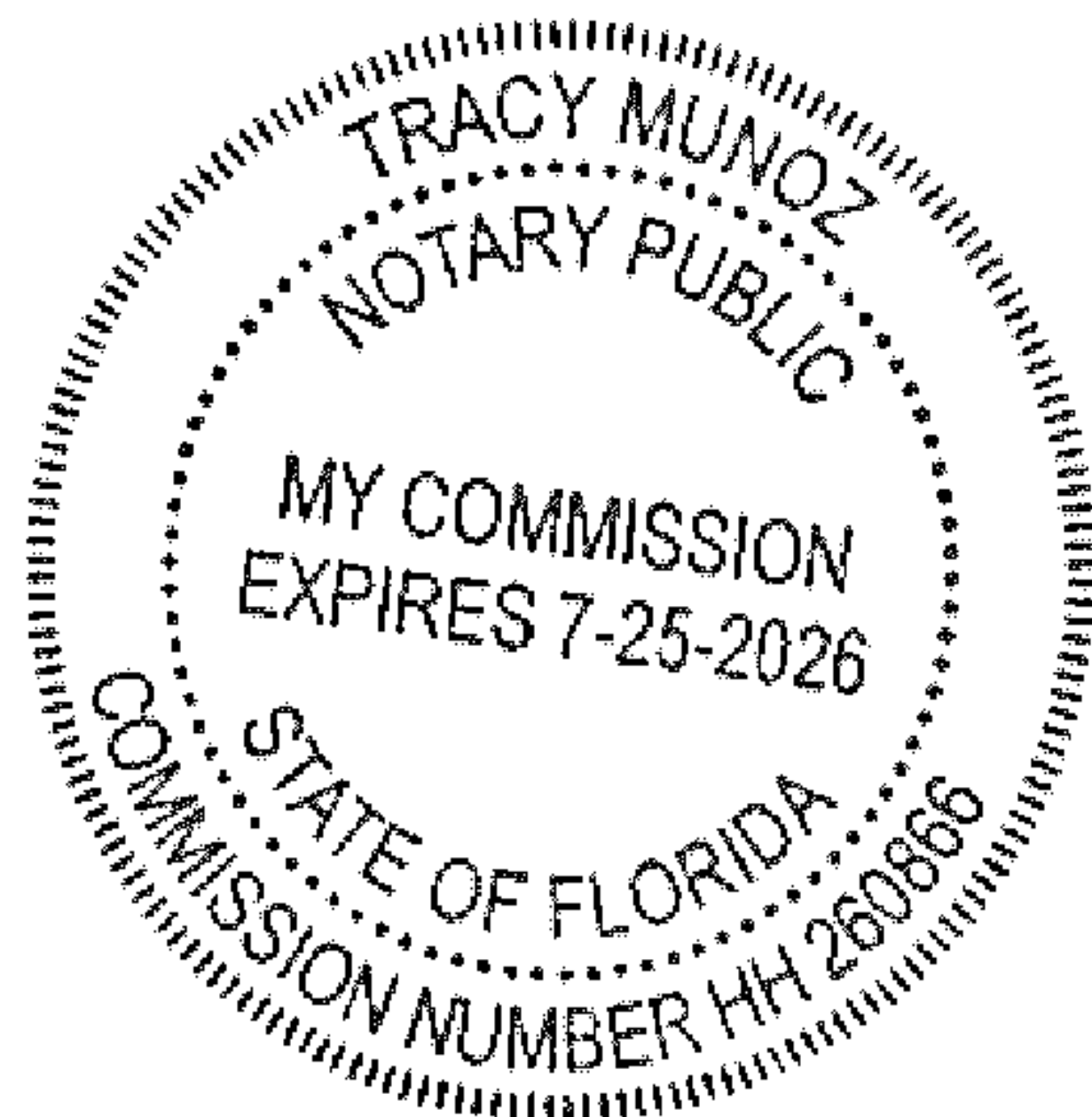
Address:

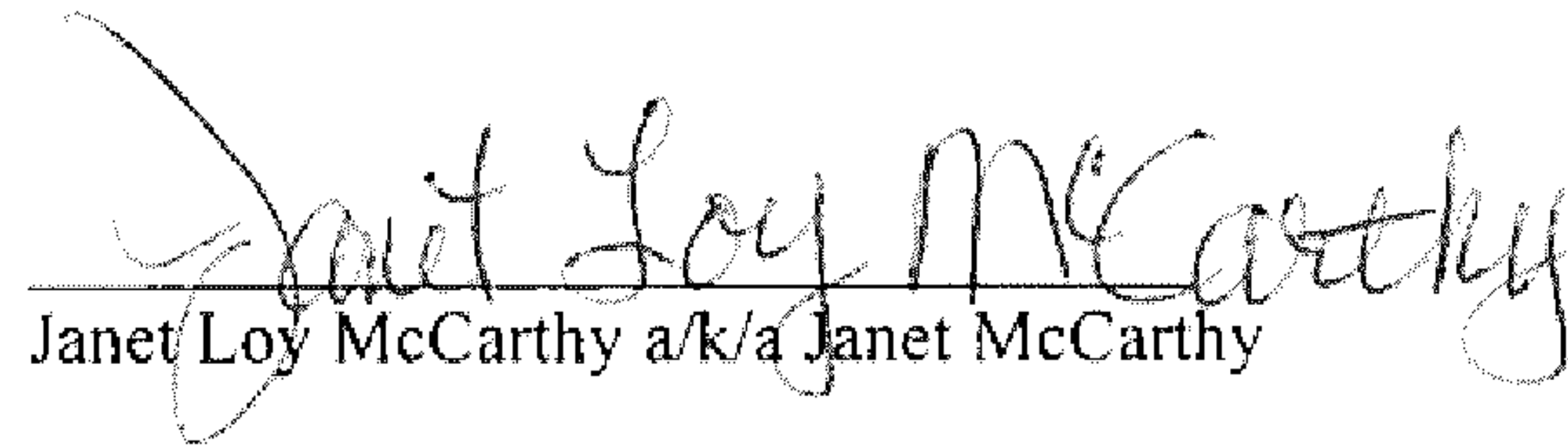
**1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2026 by Janet Loy McCarthy who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Janet Loy McCarthy a/k/a Janet McCarthy

Notary Public

Print Name: **TRACY MUNOZ**

My Commission Expires: _____