

7/16/2026 1:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520650

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$3,220.00

File No.: 2026-06-4688

Parcel ID Number: 0116011025

WARRANTY DEED

This WARRANTY DEED, made July 16, 2026, by JANIS KATHERINE MATHEWS AND RONALD ELLIOTT MATHEWS, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF JANIS KATHERINE MATHEWS & RONALD ELLIOT MATHEWS LIVING TRUST DATED MAY 5, 2023, whose address is 1911 Lorraine Place, Ann Arbor, MI 48104 (the "Grantor"), to THOMAS EDWARD KANE AND TOULA LIAPIS KANE, HUSBAND AND WIFE, whose address is 5206 Bouchard Circle, 101, Sarasota, FL 34238 (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 FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$460,000.00) and other valuable consideration, 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, to-wit:

Unit 101, Building 7, BOUCHARD GARDENS, PHASE 1, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 1999078953, as thereafter amended, and as per Plat thereof recorded in Condominium Book 33, Page 30, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Rondell L. Merrow
Signature

Witness Printed Name Rondell L Merrow

Witness #1 Address 3007 Fieldstone Dr
Dexter MI 48130

Janis Katherine & Ronald Elliot Mathews Living
Trust dated May 5, 2023

By: Janis Katherine Mathews, Individually
Janis Katherine Mathews, Individually and
as Trustee and as Trustee

By: Ronald Elliott Mathews INDIVIDUALLY AND AS
TRUSTEE
Ronald Elliott Mathews, Individually and
as Trustee

Riley Merrow
Signature

Witness Printed Name Riley Merrow

Witness #2 Address 3007 Fieldstone Dr
Dexter MI 48130

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 15th day of July, 2026, by Janis Katherine Mathews and Ronald Elliott Mathews, Individually and as Trustees of Janis Katherine & Ronald Elliot Mathew Living Trust dated May 5, 2023, who is/are ☐ personally known to me or who has/have ☒ produced FL DRIVER LIC as identification.

RONDELL L. MERROW
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Aug 23, 2030
ACTING IN COUNTY OF Washtenaw

Rondell L. Merrow
Notary Public
Print Name: Rondell L Merrow
My Commission Expires: 8-23-2030