

7/16/2026 3:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520749

Doc Stamp-Deed: \$19,379.50

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: RAKAY.SMITH

Consideration: \$2,768,500.00

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Warranty Deed

This Warranty Deed made this 16th day of July, 2026 between Edward M. Smith and Lucinda B. Smith, Husband and Wife whose post office address is: 5313 Greenbrook Drive, Sarasota, FL 34238, grantor, and Nathan P. Rakay, as Trustee of the Nathan P. Rakay Revocable Trust Agreement dated 12/12/2022, whose post office address is: 2436 Arlington St., Sarasota, FL 34239, 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 13, Block E, OYSTER BAY ESTATES, according to the map or plat thereof as recorded in Plat Book 5, Page 79, Public Records of Sarasota County, Florida.

Parcel Number: 0077080034

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

The Grantee, as Trustee, has the 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.

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 **12/31/2025**.

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:

Christina M Williams

Witness

Printed Name: Christina M Williams

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Nikki Gerstner

Witness

Printed Name: Nikki Gerstner

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Edward M. Smith

Edward M. Smith

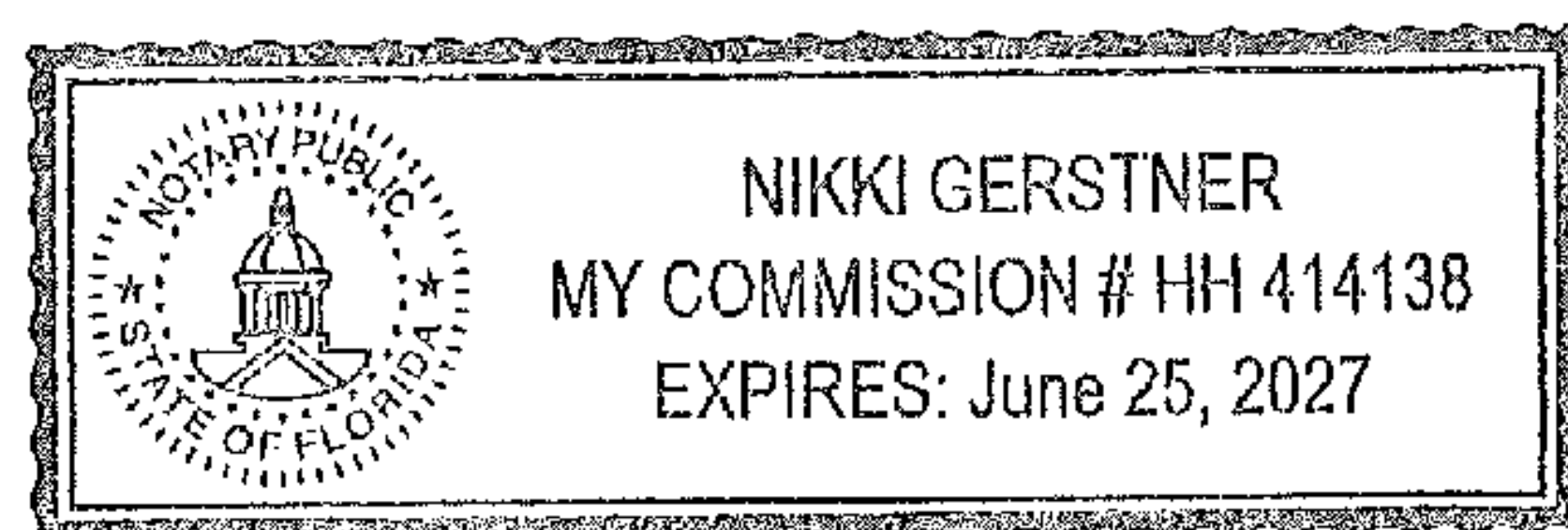
Lucinda B. Smith

Lucinda B. Smith

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of July, 2026 by Edward M. Smith and Lucinda B. Smith, husband and wife who ☐ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Nikki Gerstner

Notary Public

Print Name: Nikki Gerstner

My Commission Expires: June 25, 2027