

7/16/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520839

Prepared By and Return To:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, FL 34232

Doc Stamp-Deed: \$4,655.00

File Number: 26-1086
Parcel ID: 0106-03-2024
Sale Price: \$665,000.00
Documentary Stamp Tax: \$4,655.00

WARRANTY DEED

This indenture made this 16th day of July, 2026 by **Robert C. Cole, a single person, Individually and as Trustee of The Robert C. Cole Revocable Living Trust, U/A dated February 10, 2023**, whose post office address is **1948 Prestwick Road, Grosse Pointe Woods, MI 48236**, Grantor, to **J. William Ferro and Patricia D. Ferro, husband and wife**, whose post office address is **8949 Saxton Drive, West Chester, OH 45069**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration 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:

Villa No. 25, Island House, a condominium, according to the Declaration of Condominium recorded in Official Records Book 589, Page 406, and as per plat recorded in Condominium Book 1, Page 49, Public Records of Sarasota County, Florida, Together with an undivided interest in all common elements appurtenant thereto.

A/K/A 6150 Midnight Pass Road, Villa #25, Sarasota, FL 34242

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

Subject to taxes for 2026 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 PRINT NAME: NIKOLAS NIKOLAIDIS

WITNESS ADDRESS: 3055 FLORA LN
WAYNE MI 48184

WITNESS PRINT NAME: HANNES ALLI

WITNESS ADDRESS: 6211 ORCHARD
DEARBORN MI 48164

The Robert C. Cole Revocable Living Trust,
U/A dated February 10, 2023

By: Robert C. Cole
Robert C. Cole, Individually and as Trustee

~~STATE OF FLORIDA~~
~~COUNTY OF WAYNE~~

MICHIGAN
WAYNE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization on this 16th day of July, 2026, by Robert C. Cole, Individually and as Trustee of The Robert C. Cole Revocable Living Trust, U/A dated February 10, 2023.

NOTARY PUBLIC

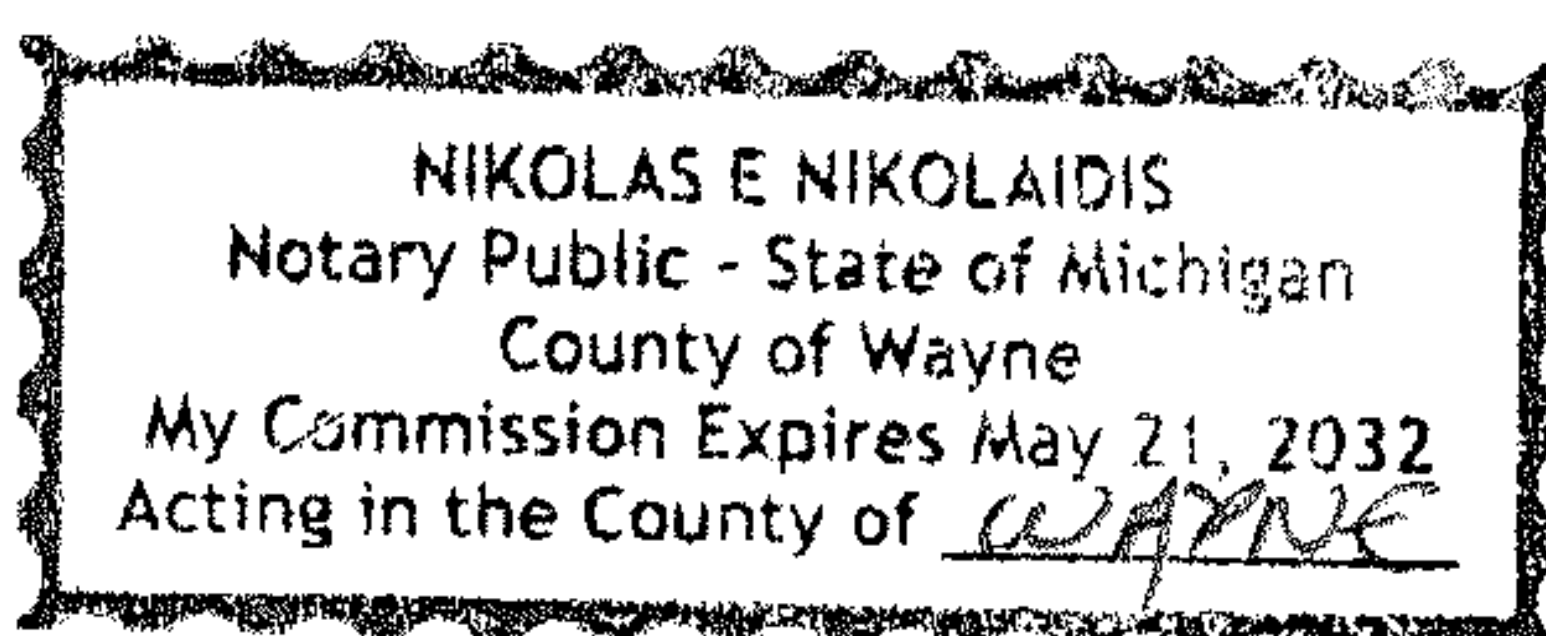
NIKOLAS E NIKOLAIDIS

(Print or type name of Notary)

My Commission Expires:

05/21/2032

Personally Known: _____ or Type of Identification Produced: MICHIGAN DR. LIC



Warranty Deed - Florida