

7/16/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520912

Doc Stamp-Deed: \$1,540.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-597
Parcel ID: 0403031032
Consideration: \$220,000.00

Warranty Deed

Know All Men By These Presents that, **Donald M. Sullivan, Jr, Individually, and as Successor Trustee of The Donald M Sullivan Sr Trust dated December 12, 2019**, (henceforth referred to as "Grantor") of **4475 Sandner Drive, Sarasota, FL 34243**, for consideration paid, grant to **Martin M. Leach and Sheryl Kay Leach, husband and wife**, (henceforth referred to as "Grantee") of **1705 Curry Trail, Unit 32, Venice, FL 34275**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 32, Model AG, of CURRY COVE, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1791, Page 1389, and as per plat thereof, recorded in Condominium Book 24, Page 30, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

The above property is not the homestead of Grantor.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

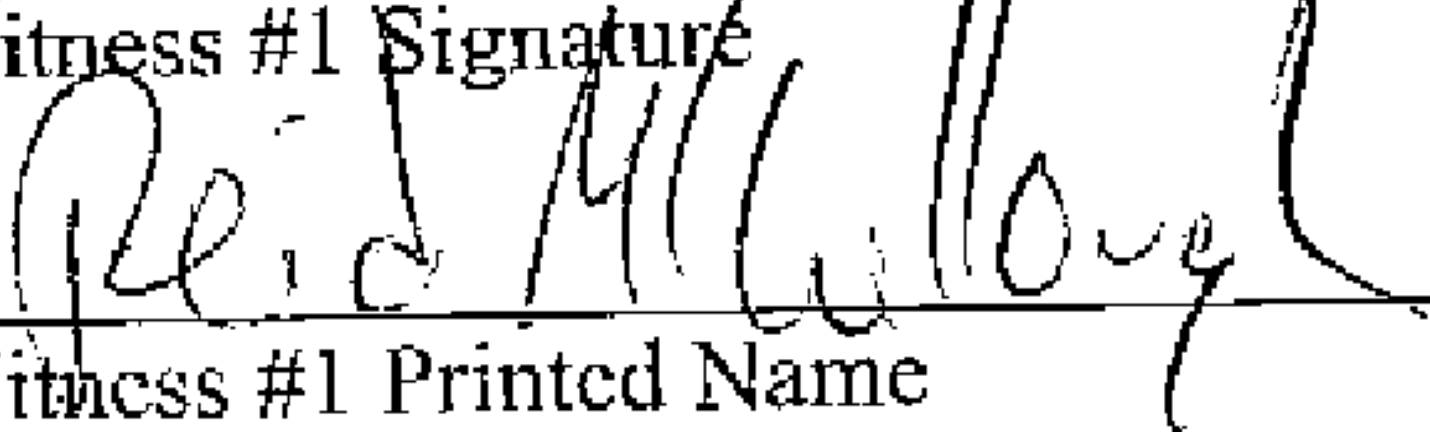
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 16th day of July, 2026

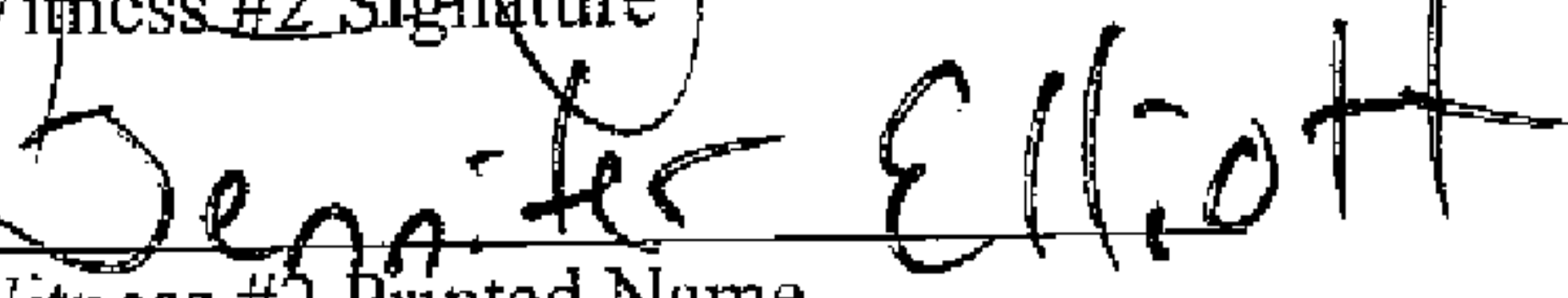


Witness #1 Signature


Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

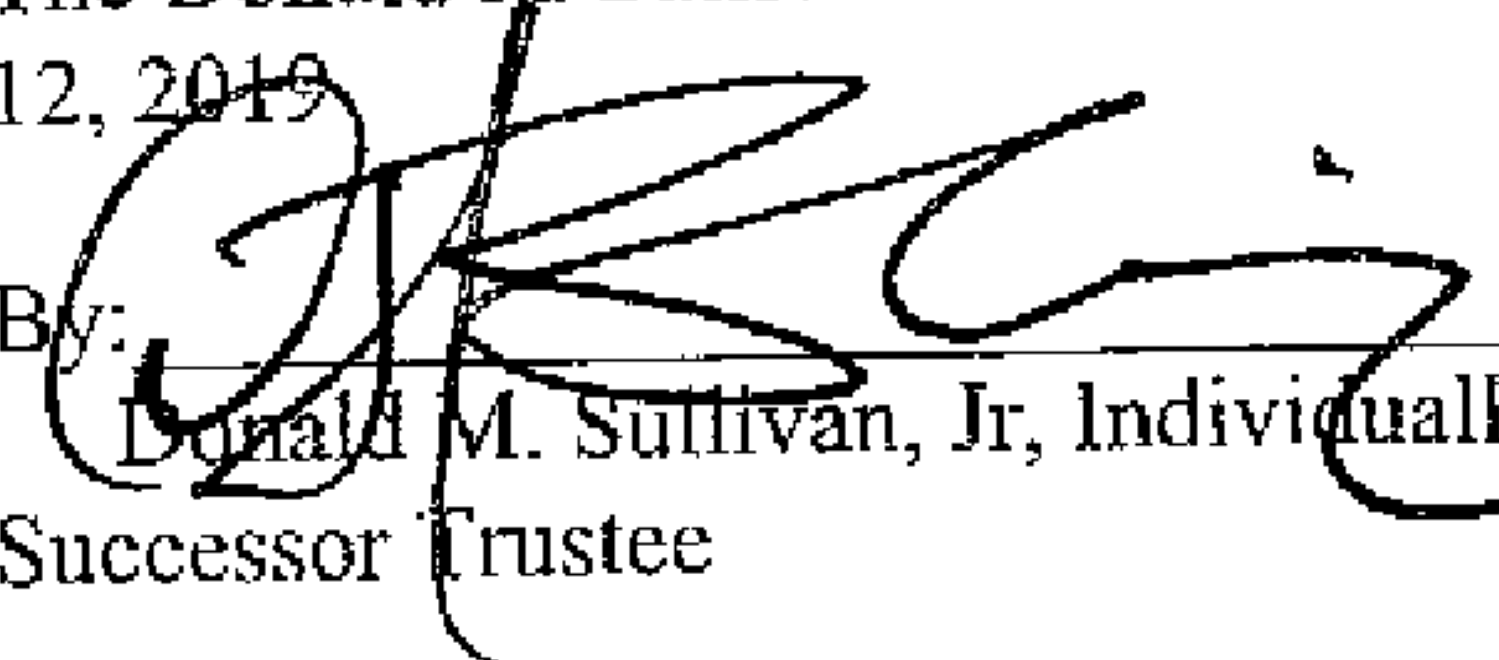


Witness #2 Signature


Witness #2 Printed Name

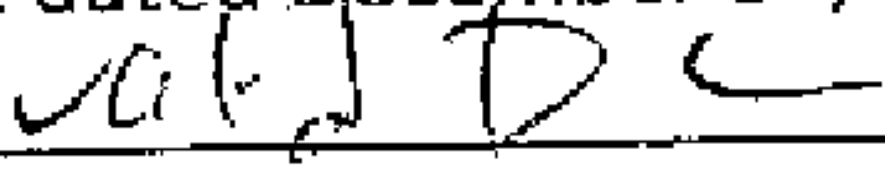
P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

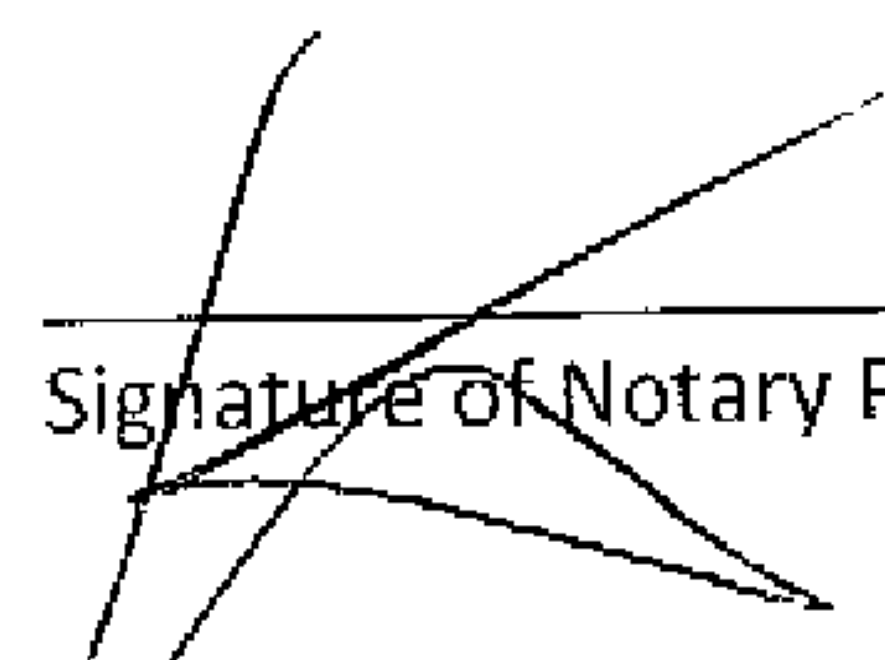
The Donald M Sullivan Sr Trust dated December 12, 2019

By: 

Donald M. Sullivan, Jr, Individually, and as
Successor Trustee

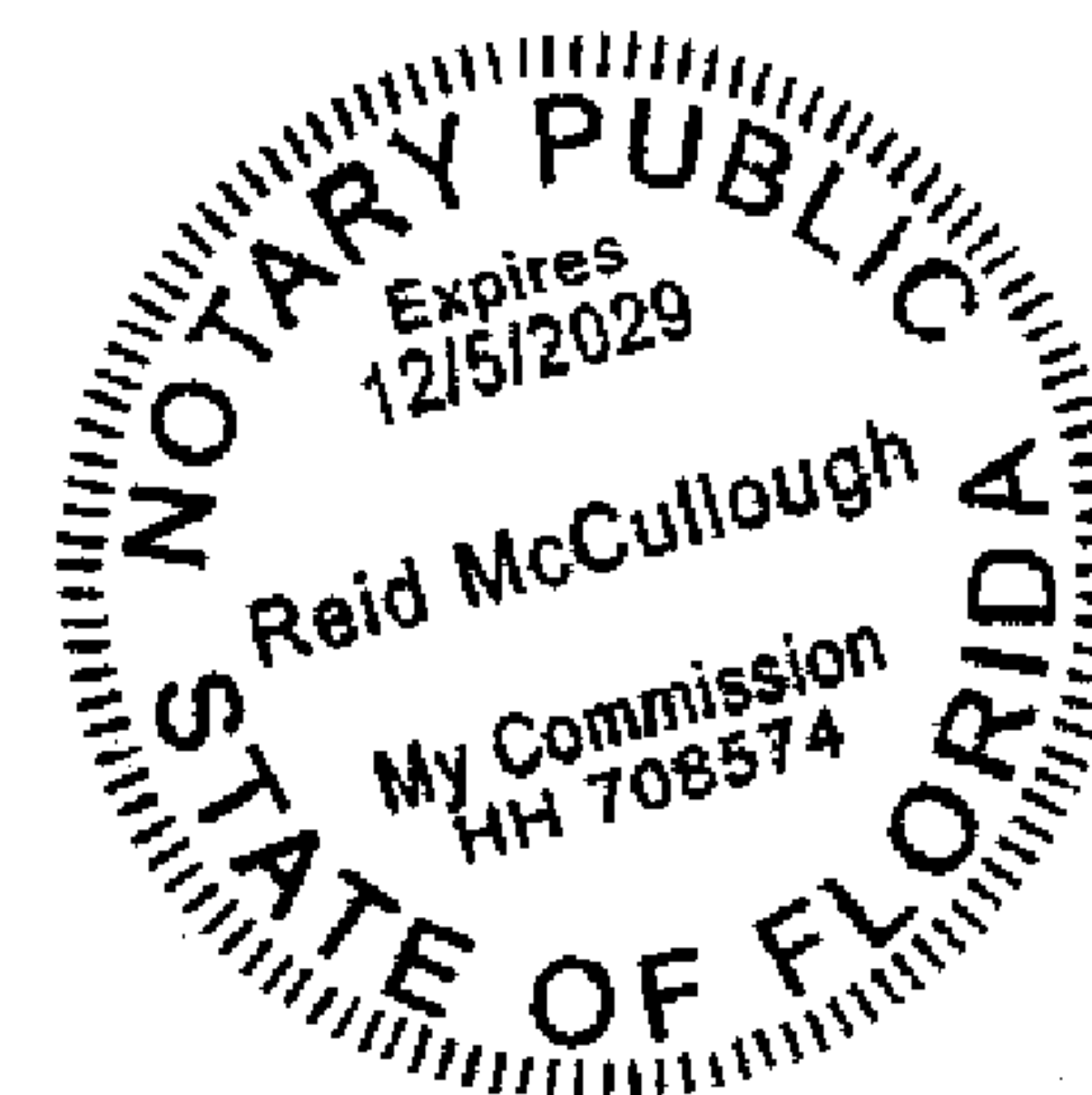
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2026, by Donald M. Sullivan, Jr, Individually, and as Successor Trustee of The Donald M Sullivan Sr Trust dated December 12, 2019, ☐ who is/are personally known to me or ☒ who has/have produced  as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED