

7/17/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521061

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$3,570.00

File Number: 2026-76

Consideration:\$510,000.00

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Warranty Deed

This Warranty Deed made as of this 17th day of July, 2026 between Nancy McEwen, a single woman, Individually and as Trustee of the Nancy McEwen Revocable Trust u/a dated December 4, 2014 whose post office address is 223 Saint James Park, Osprey, FL 34229, grantor, and Claude P. Hobeika, Trustee of the Claude P. Hobeika Trust Agreement dated March 5, 1988, and Janilyn M. Welsh, Trustee of the Janilyn M. Welsh Trust dated August 30, 2011, as Tenants in Common whose post office address is 393 North Point Road, Unit 301, Osprey, FL 34229, 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, situate, lying and being in, Sarasota County, Florida to-wit:

Unit 301, Meridian II at the Oaks Preserve, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2001036932, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0133-05-1101

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

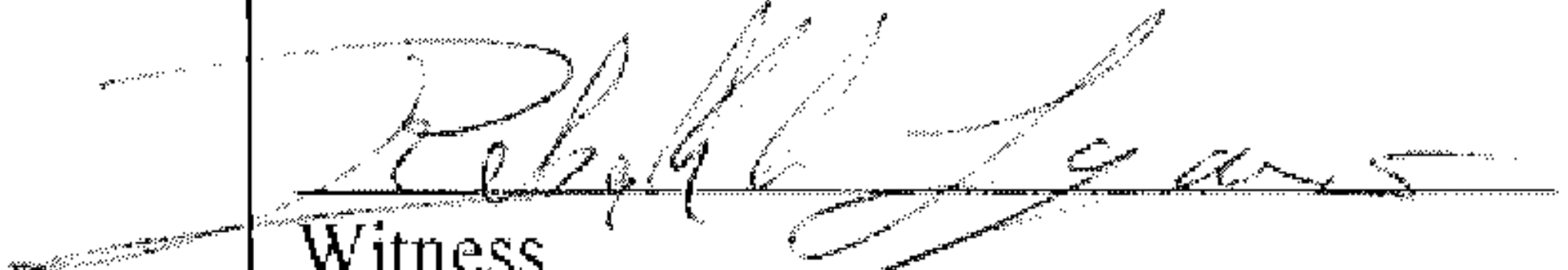
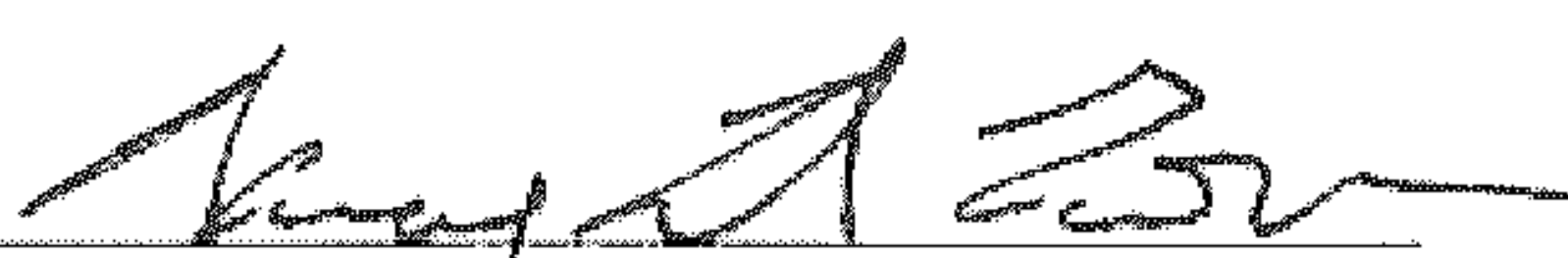
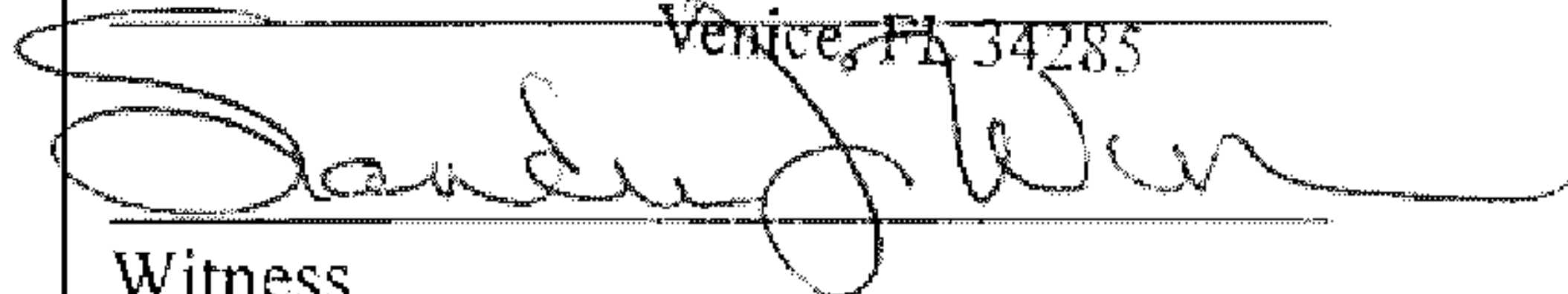
Grantor Hereby Represents that they are the duly appointed and qualified Trustee under the Nancy McEwen Revocable Trust u/a dated December 4, 2014 (the "Trust"). That in all things preliminary to and in and about this conveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

To Have and to Hold, the same in fee simple forever.

Full power and authority are conferred upon Grantees, as trustees, to protect, conserve, sell, convey, lease, grant and encumber all interest conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

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**.

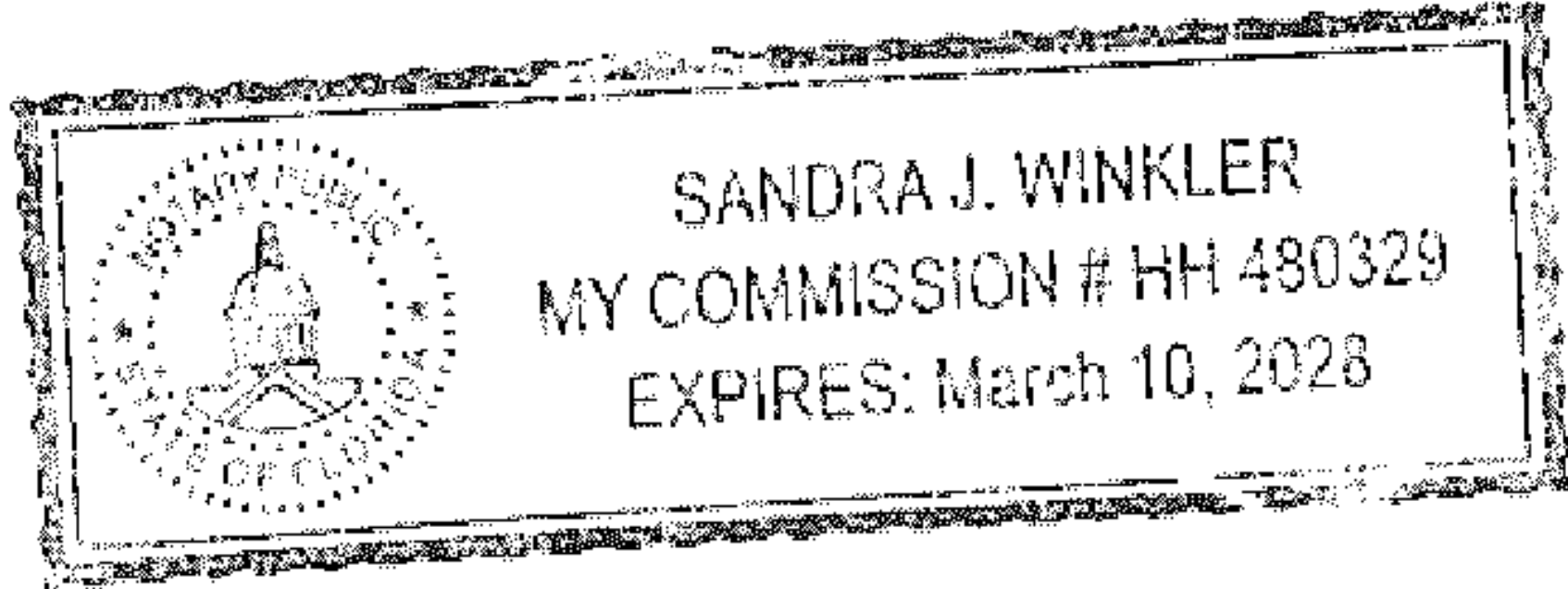
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 16 day of July, 2026.

<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>REBEKAH LOZANO</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	 Nancy McEwen, Individually and as Trustee of the Nancy McEwen Revocable Trust u/a dated December 4, 2014
 Witness Printed Name: <u>SANDRA WINKLER</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of July, 2026 by Nancy McEwen, Individually and as Trustee of the Nancy McEwen Revocable Trust u/a dated December 4, 2014 who ☐ is personally known or ☒ has produced FDL as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____