

7/20/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522051

Consideration: \$550,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49723-001

Doc Stamp-Deed: \$3,850.00

Property Appraiser's Parcel ID No.: 0856-14-0013

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of July, 2026, by and between **Geraldine M. Torolski, Widow Individually and as Trustee of The Joseph M. and Geraldine M. Torolski Revocable Trust created May 12, 2020**, whose address is **13419 Shire Lane, Southgate, MI 48195** (hereinafter "GRANTOR"), and **Alan Dale Cannon and Evelyn Cannon, husband and wife, as tenants by the entirety**, whose address is **183 Clear Lake, Englewood, FL 34223** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Lot 2, Block F, STILLWATER UNIT 2, according to the map or plat thereof, as recorded in Plat Book 45, Pages 12, 12A through 12C, of the Public Records of Sarasota County, Florida.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Nicole Mantha
Printed Name NICOLE MANTHA
P.O. Address 1091 BAY HARBOR DR
ENGLEWOOD, FL 34224

(2) Michael Torolski
Printed Name Michael Torolski
P.O. Address 7293 HUNN WOODS DR
BRIGHTON MI 48116

GRANTOR:

**Geraldine M. Torolski, Individually and as
Trustee of The Joseph M. and Geraldine M.
Torolski Revocable Trust created May 12, 2020**

By: Geraldine M. Torolski, Trustee
**Geraldine M. Torolski, Individually and as
Trustee aforesaid**

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 Geraldine M. Torolski, Individually and as Trustee of The Joseph M. and Geraldine M. Torolski Revocable Trust created May 12, 2020, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

DON NORTHROP
Print, Type/Stamp Name of Notary

