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INSTRUMENT # 2026099546 2 PG(S)

7/22/2026 12:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522826

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-630-SXC

Sales Price: Price: \$724,000.00

Doc Stamp-Deed: \$5,068.00

General Warranty Deed

Made this 20th day of July, 2026 By **Judith B. Safier, Individually, an unremarried widow and as Trustee of the Judith B. Safier Revocable Trust under agreement dated April 22, 2002 as amended and restated March 4, 2005, October 14, 2013 and November 19, 2018**, whose address is: 1301 North Tamiami Trail, Sarasota, FL 34236, hereinafter called the grantor, to **Thomas E. Sampson, a married man, and Toni Sampson, a married woman, as joint tenants with right of survivorship**, whose post office address is: 2670 Fairfax Dr, Columbus, OH 43220, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 457, Building M-4, Fairway Bay II, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1720, Page 1611, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0008022060**

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Steffi B. Gold
Witness Signature above:

Witness print name below:
STEFFI B. GOLD

Judith B. Safier, Individually and as Trustee of the Judith B. Safier Revocable Trust under agreement dated April 22, 2002 as amended and restated March 4, 2005, October 14, 2013 and November 19, 2018

By: Judith B. Safier, Trustee
Judith B. Safier, Trustee
1301 North Tamiami Trail, Sarasota, FL 34236

Witness Address:
1301 N. TAMIAMITRAIL
APT. 206

SARASOTA, FLA. 34226
Witness Signature above: Cheryl A. Hudgins

Witness print name below:
CHERYL A HUDGINS

Witness Address:
2130 CARRIAGE HILL RD
ALLISON PARK PA 15101

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 17th day of July, 2026, by Judith B. Safier Individually and as Trustee of the Judith B. Safier Revocable Trust under agreement dated April 22, 2002 as amended and restated March 4, 2005, October 14, 2013 and November 19, 2018, (☐) who is/are personally known to me or (☒) who has/have produced DRIVERS LICENSE as identification.

Cheryl A. Hudgins
Signature of Notary Public

CHERYL A HUDGINS
Print, Type/Stamp Name of Notary

