

7/24/2026 11:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524012

Doc Stamp-Deed: \$9,100.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-06-4698

Parcel ID Number: 0142110002

WARRANTY DEED

This WARRANTY DEED, made July 22, 2026, by **ROGER WILLIAMS AND STEPHANIE WILLIAMS, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF ROGER WILLIAMS LIVING TRUST DATED APRIL 28, 1999**, whose address is 7108 Tantallon Court, Sarasota, FL 34238 (the "Grantor"), to **KEVIN MCDONAGH AND MARY LOU MCDONAGH, HUSBAND AND WIFE**, whose address is 25 Sugar Mill Drive, Osprey, FL 34229 (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 ONE MILLION THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,300,000.00) and other valuable consideration, 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, to-wit:

Lot 81, Oaks I Single Family, PLAT OF OAKS, as per Plat thereof recorded in Plat Book 28, Page 48, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Mark Lyda
Signature

Witness Printed Name Mark Lyda

Witness #1 Address 597 N. MacEwen Dr.
Osprey, FL 34229

Beth McKinnon
Signature

Witness Printed Name Beth McKinnon

Witness #2 Address 409 Baycrest Dr
Venice, FL 34285

Roger Williams Living Trust dated April 28, 1999

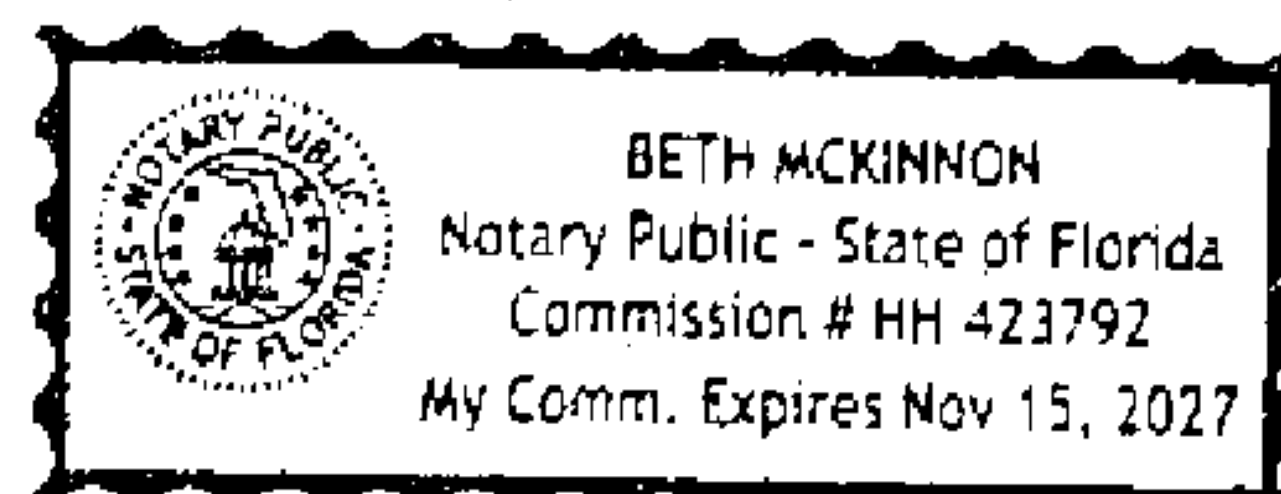
By: Roger Williams
Roger Williams, Individually and as Trustee

By: Stephanie Williams
Stephanie Williams, Individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 20th day of July, 2026, by Roger Williams and Stephanie Williams, Individually and as Trustees of Roger Williams Living Trust dated April 28, 1999, who is/are ☐ personally known to me or who has/have ☒ produced FL Drivers Licenses as identification.

Attached to Document: Warranty Deed p 2 of 2 Parcel ID Number: 0142110002



Beth McKinnon
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027