

8/18/2026 10:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

EPN

Receipt # 3533814

J. Kevin Drake, Esq.
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 6358-002

Doc Stamp-Deed: \$1,659.00

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Warranty Deed

This Warranty Deed made this 18th day of August, 2026 between Michael J. Herbert and Olga DeLeon, husband and wife, whose post office address is 902 Chelsea Ridge Court, Howell, MI 48843, grantor, and Barbara Argue, a single woman, whose post office address is 7041 Bright Creek Drive, Sarasota, FL 34231, 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, Florida to-wit:

Unit 4, Phase I, WOODSIDE SOUTH, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1247, Page 305, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 11, Page 7, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0111-04-1004

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

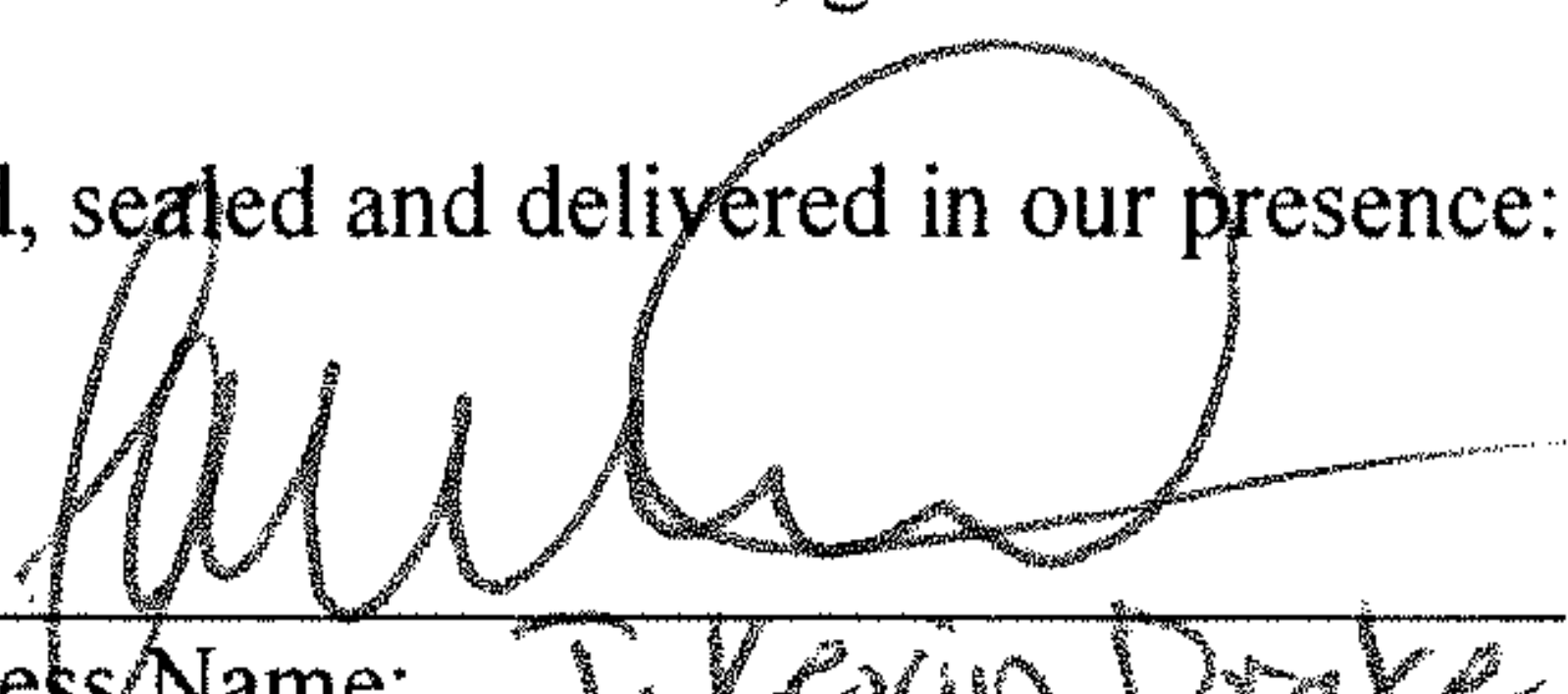
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

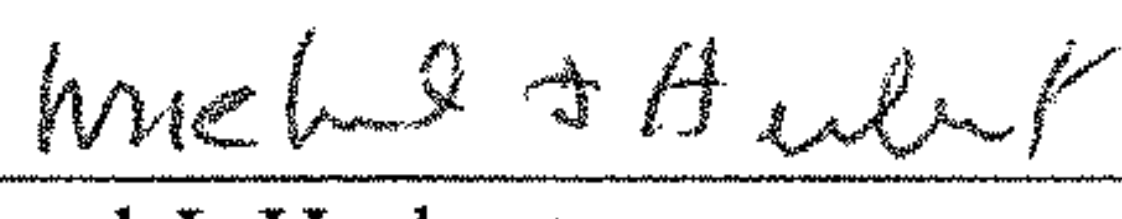
To Have and to Hold, the same in fee simple forever.

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**.

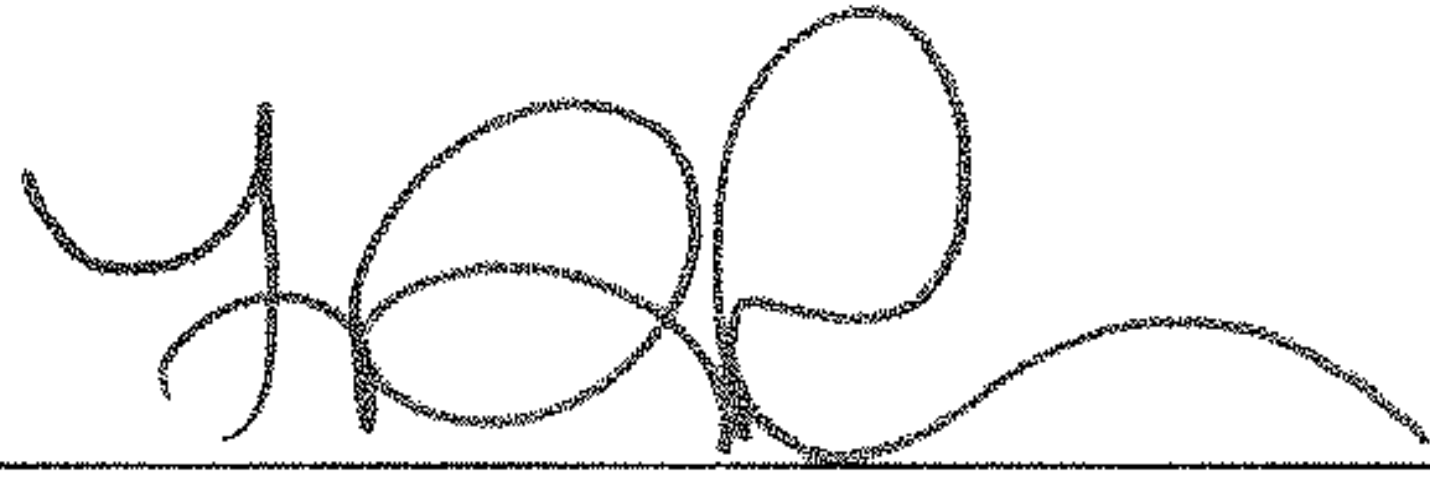
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: J. Kevin Drake
Witness Address : 1432 First Street
Sarasota, FL 34236


Michael J. Herbert

Olga DeLeon


Witness Name: Felicia DeRowe
Witness Address : 1432 First Street
Sarasota, FL 34236

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 August, 2026, by Michael J. Herbert and Olga DeLeon, ☐ who is/are personally known to me or ☒ who has/have produced MI DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



FELICIA C. DEROWE
Commission # HH 300630
Expires August 15, 2026