

8/25/2026 4:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537252

Prepared by and Return to:

Yanneth P. Mosquera

Suncoast One Title & Closings, Inc.

5620 Tara Boulevard, Suite 101

Bradenton, FL 34203

Doc Stamp-Deed: \$2,100.00

File No.: ORL-2026-1044

Parcel ID Number: 0032-14-0016

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **25th day of August, 2026** between **Sally L. McRoy and William W. McRoy, Jr., wife and husband individually, and as Trustees of The McRoy Family Revocable Trust dated September 14, 2023**, whose post office address is **176 Orchard Street, Chelsea, MI 48118**, of the County of Washtenaw, State of Michigan, Grantor, to **Darling Vanessa Izaguirre, a single woman**, whose post office address is **2712 Hidden Lake Blvd, C, Sarasota, FL 34237**, of the County of , State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$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:

Lot 582, Unit No. 5 Kensington Park Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 9 and 9A, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Rondell L. Merrow
WITNESS 1 SIGNATURE
PRINT NAME: Rondell L. Merrow

WITNESS 1 ADDRESS:
3007 Fieldstone Dr
Dexter MI 48130

Riley Merrow
WITNESS 2 SIGNATURE
PRINT NAME: Riley Merrow

WITNESS 2 ADDRESS:
3007 Fieldstone Dr
Dexter MI 48130

STATE OF ~~FLORIDA~~ Michigan
COUNTY OF ~~MANATEE~~ Washtenaw

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Sally W. McRoy, Jr. and William L. McRoy, Trustees of The McRoy Family Revocable Trust dated September 14, 2023, ☐ who is/are personally known to me or ☒ who has/have produced Michigan DRIV LIC as identification.

Rondell L. Merrow
Signature of Notary Public

Rondell L. Merrow
Print. Type/Stamp Name of Notary

The McRoy Family Revocable Trust dated
September 14, 2023

By: Sally W. McRoy, Jr. TRUSTEE
Sally W. McRoy, Jr., Trustee
By: William L. McRoy Trustee
William L. McRoy Trustee
WW M JR WW M

RONDELL L. MERROW
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Aug 23, 2030
ACTING IN COUNTY OF Washtenaw

(NOTARY SEAL)