

8/27/2026 12:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537970

Doc Stamp-Deed: \$2,471.00

Prepared by and Recording requested by:

John E. Wickman, Esquire

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: WLG-4688.1Y

Consideration: \$353,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of August 27, 2026, Robert S. Riley and Lyn M. Riley, husband and wife, (henceforth referred to as "Grantor") of 36700 Christian Road, Dade City, FL 33523, for consideration paid, grant to Robert N. Seth-Ward, as Trustee of the Robert N. Seth-Ward Revocable Trust, dated February 26, 2024, as amended (henceforth referred to as "Grantee") of 6497 Parkland Drive, Unit F, Sarasota, FL 34243, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 25, DOVER HOUSE, SARASOTA HARBOUR APARTMENTS, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 449 Page 56, and amendments thereto, and as per plat thereof recorded in Condominium Book 1, Pages 1 through 5, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID 2014-02-1085

Full power and authority are conferred upon the Grantee, as Trustee aforesaid, to protect, conserve, sell, lease and encumber all interests conveyed hereby, and otherwise to manage and dispose of same, it being the intent hereof to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

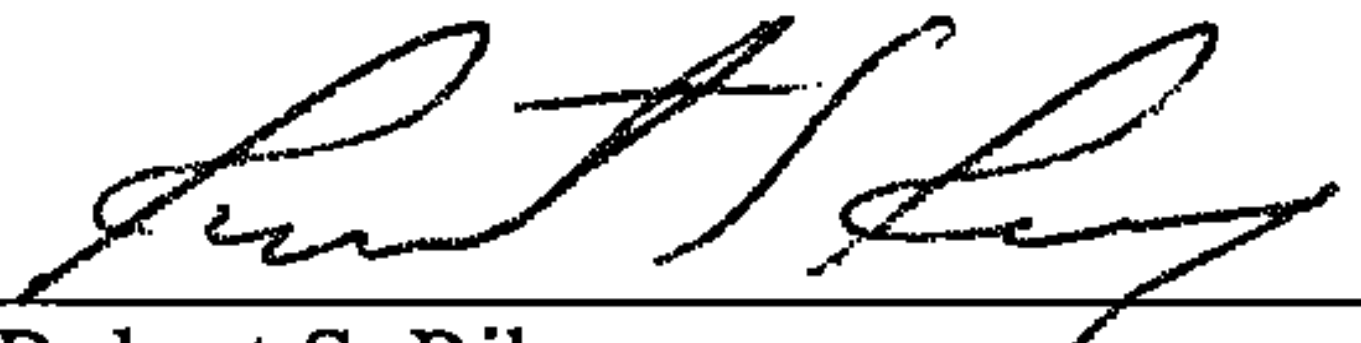
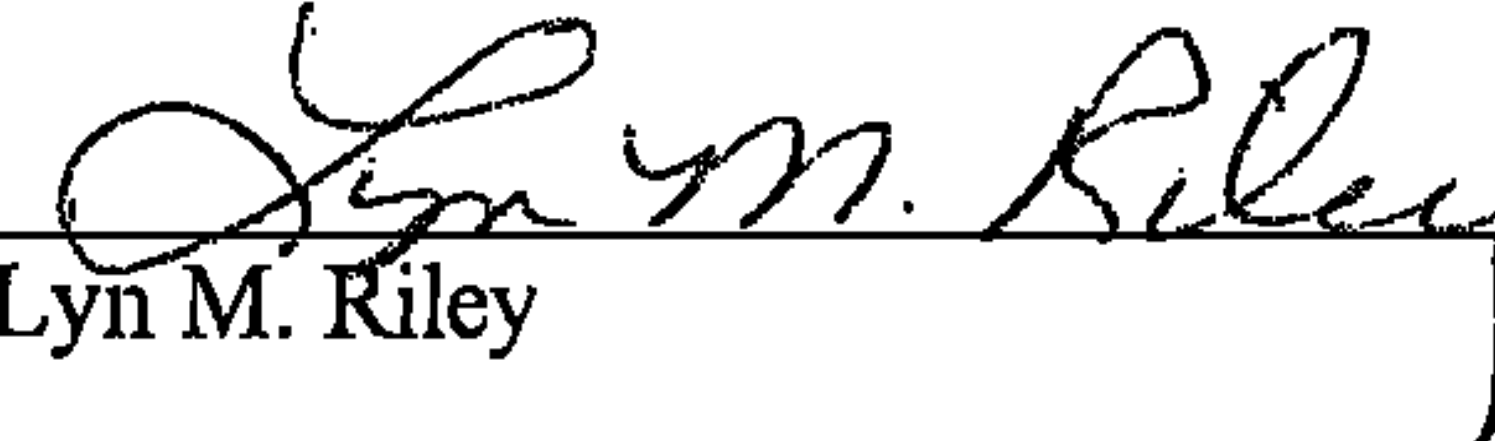
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

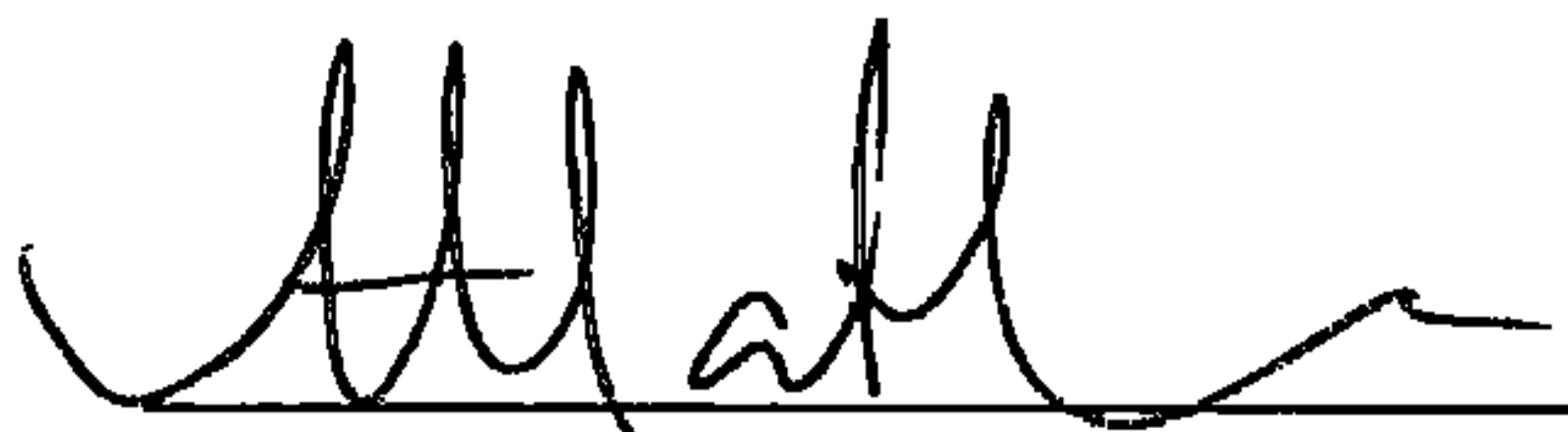
(Signature and notary page to follow)

WARRANTY DEED

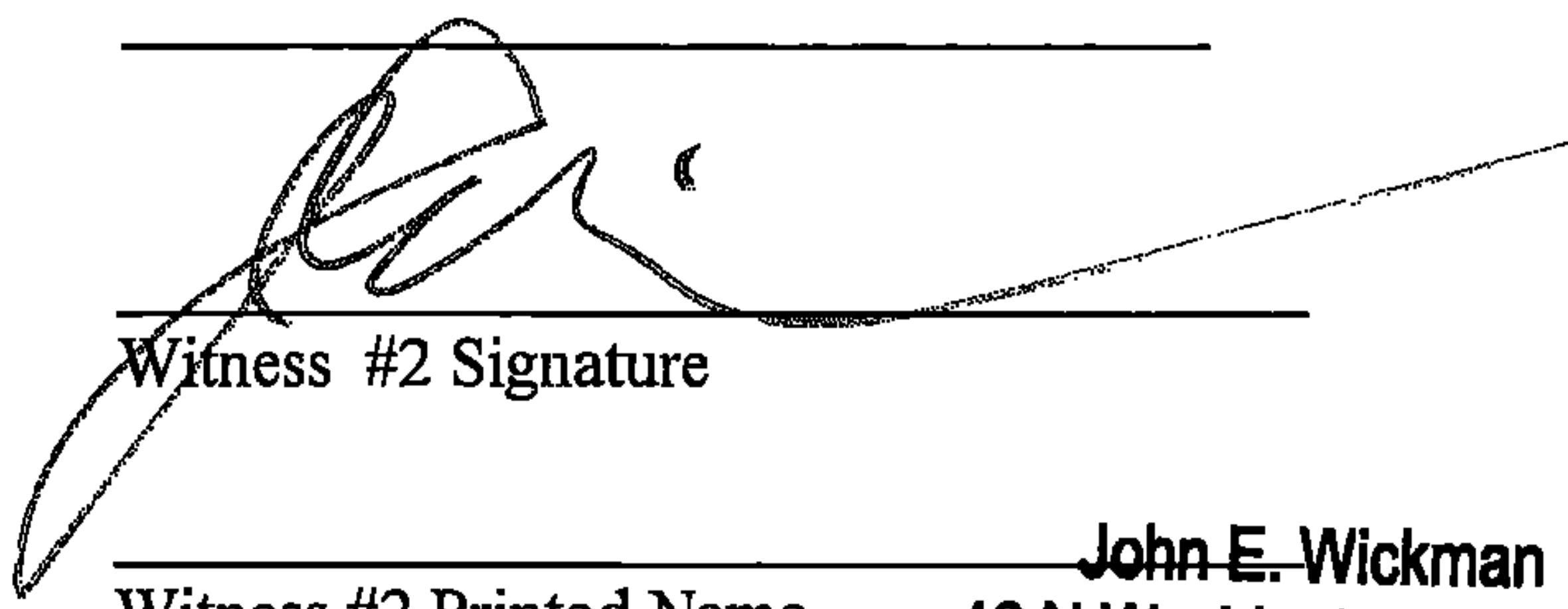
(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, have hereunto set their hands and seals.


Robert S. Riley

Lyn M. Riley


Witness #1 Signature

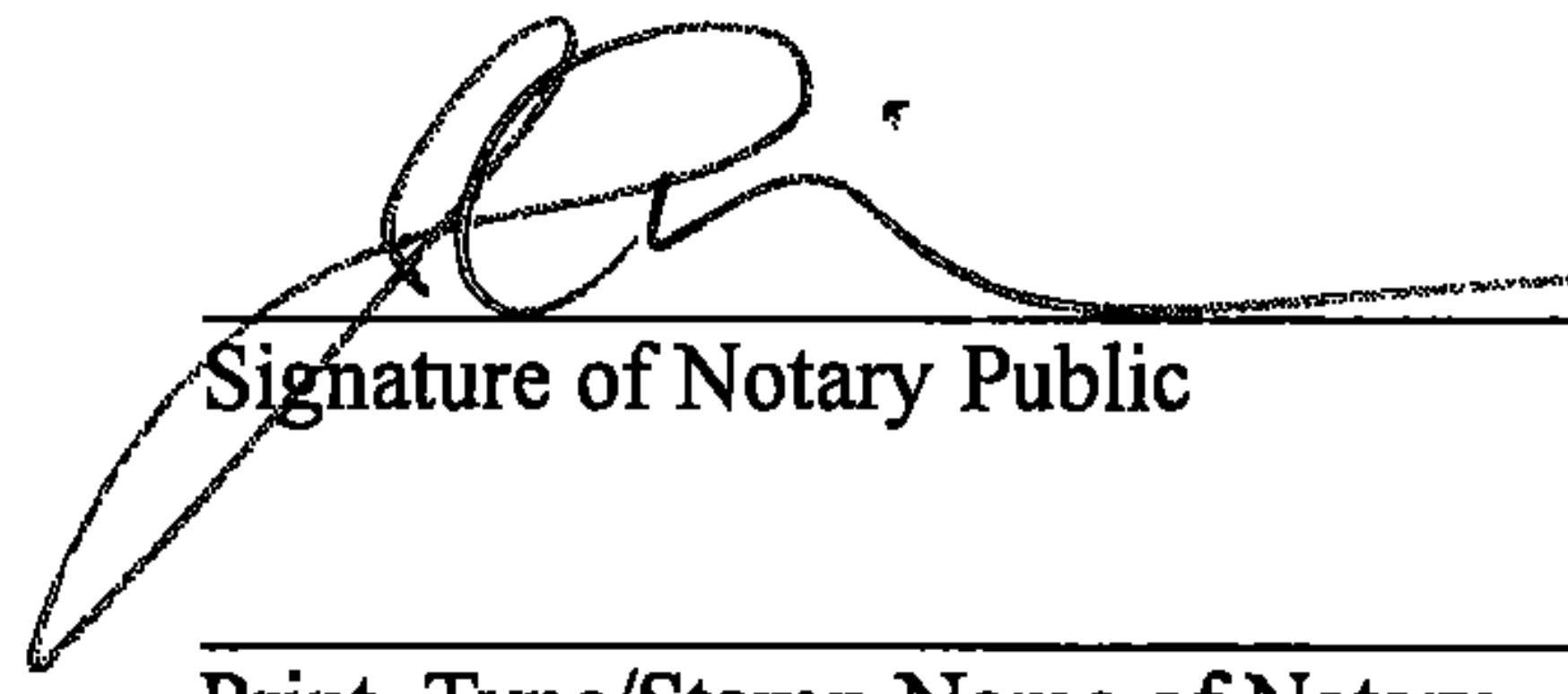
Heather M. Mathews
46 N Washington Blvd #15
Witness #1 Printed Name Sarasota, FL 34236
P.O. Address: _____


Witness #2 Signature

John E. Wickman
46 N Washington Blvd #15
Witness #2 Printed Name Sarasota, FL 34236
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26 day of August, 2026, by Robert S. Riley and Lyn M. Riley, () who are personally known to me or (X) who have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

