

8/27/2026 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537984

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3127-001

Doc Stamp-Deed: \$13,056.40

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 27th day of August, 2026 between Roger H. Parent, individually and as Trustee(s) of the Roger H. Parent Declaration of Trust dated October 10, 2000 whose post office address is 5175 Cantabria Crest, Sarasota, FL 34238, grantor, and Craig A. Wolpert, individually and as Trustee(s) of the Craig Alan Wolpert Revocable Trust Agreement dated April 8, 2019, as amended whose post office address is 448 E. MacEwen Dr., Osprey, FL 34229, 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 County, Florida** to-wit:

Lot 42, OAKS II PHASE 4-A, according to the map or plat thereof, as recorded in Plat Book 37, Pages 20 through 20E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0141100007

Subject to easements, restrictions and reservations of record.

Full power and authority are conferred upon the Grantee, as Trustee aforesaid, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the proerty, it beng the intent to vest in the Grantee, as Trustee aforesaid, full right of ownership over the property, as authorized and contemplated by Section 689.073, Florida Statutes.

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:

Barbara J. Prinz
Witness Name: Barbara J. Prinz
Witness Address: 9042 Bee Ridge Rd
Sarasota FL 34239

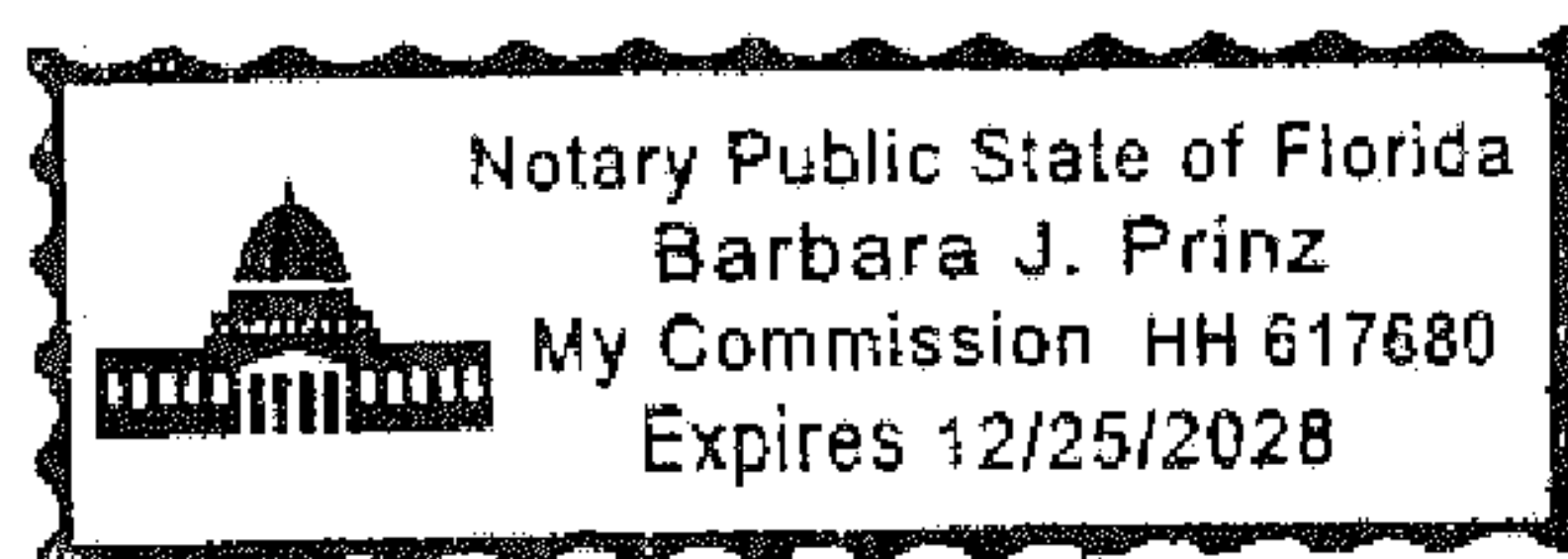
Mark Lyda
Witness Name: Mark Lyda
Witness Address: 871 Venetia Bay Blvd.
Suite 201
Venice, FL 34285

Roger H. Parent
Roger H. Parent, 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, this 9th day of August, 2026 by Roger H. Parent, individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Barbara J. Prinz
Notary Public

Printed Name: _____

My Commission Expires: _____