

8/27/2026 12:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537988

Prepared by and Return to:

Devon Bayliss

MSC Title, Inc.

8660 South Tamiami Trail, Sarasota, FL 34238

File No. 2026-595-DXB

Sales Price: Price: \$730,000.00

Doc Stamp-Deed: \$5,110.00

General Warranty Deed

Made this 27th day of August, 2026 By **Timothy Woods and Wanda Bailey, husband and wife**, whose address is: 425 Sawmill Rd, Ancaster, Ontario L9G 3L1, Canada, hereinafter called the grantor, to **Stephen R. Curran and Catherine F. Curran, husband and wife, as tenants by the entirety**, whose post office address is: 12 Jamison Way, Plymouth, MA 02360, hereinafter called 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 Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Lot 125, Stoneybrook Golf & Country Club, Unit 3, according to the map or plat thereof, as recorded in Plat Book 37, Pages 18, 18A through 18D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0134130030**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Kayla Martinez
Witness Signature above:

Witness print name below:
Kayla Martinez

Witness Address:
670 W 71st PL Hialeah, FL 33014

Soraima I. Martinez
Witness Signature above:

Witness print name below:
Soraima I. Martinez

Witness Address:
670 W 71st PL Hialeah, FL 33014

Timothy Woods

Timothy Woods
425 Sawmill Rd, Ancaster, Ontario L9G 3L1,
Canada

Wanda Bailey

Wanda Bailey
425 Sawmill Rd, Ancaster, Ontario L9G 3L1,
Canada

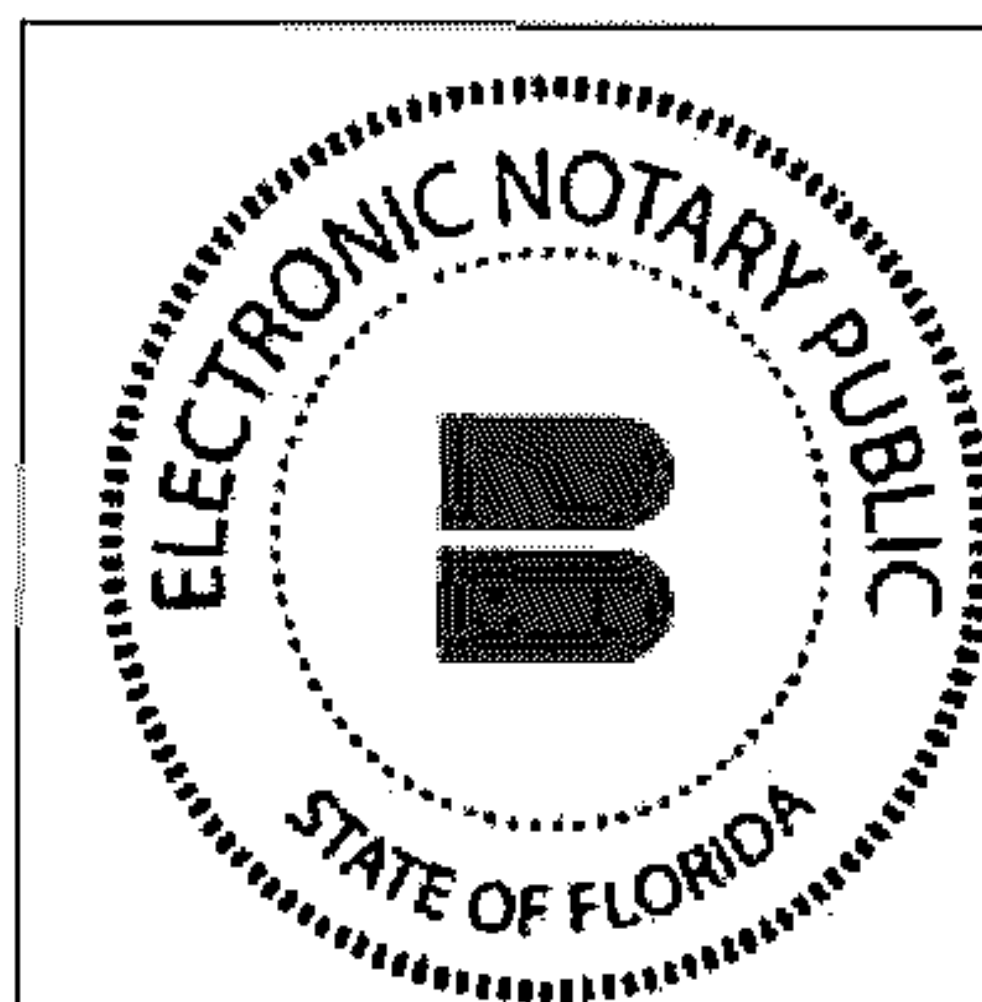
STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☒ online notarization, this 25 day of August, 2026, by Timothy Woods and Wanda Bailey,
☐ who is/are personally known to me or ☒ who has/have produced
Passport as identification.

Notarized online using audio-video communication technology

Soraima I. Martinez
Signature of Notary Public

Soraima I. Martinez
Print, Type/Stamp Name of Notary



Soraima I. Martinez
Electronic Notary Public
State of Florida
Commission #: HH647087
Commission Expires: 04/22/2029