

8/27/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538026

This Instrument prepared without
review or opinion of title by:

Kristin M. Conroy

Conroy, Conroy & Durant, P.A.

2210 Vanderbilt Beach Road, Suite 1201

Naples, FL 34109

Parcel ID: 2014-05-2006

Consideration: \$750,000.00

Doc Stamp-Deed: \$5,250.00

Warranty Deed

This Indenture is made this 27th day of August, 2026, Between Miriam A. Dougherty a single woman and Miriam L. Dougherty, a single woman, individually and as Trustees of the Amended and Restated Miriam A. Dougherty Revocable Trust, dated September 13, 2016, ("Grantor") of 375 North Washington Drive, Sarasota, FL 34236, and John N. Driscoll and Joan M. Driscoll, as Trustees of the John N. Driscoll Trust dated September 22, 2021, as amended, and Joan M. Driscoll and John N. Driscoll, as Trustees of the Joan M Driscoll Trust dated September 22, 2021, as amended, each as to an undivided fifty percent (50%) ("Grantee") of 500 South Washington Drive, #6A, Sarasota, FL 34236.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

UNIT 6-A, KINGSTON ARMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1557, PAGE 1225 AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 46, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA.

SUBJECT TO comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for the year 2026 and subsequent years.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Trustees of each Grantee trust have full power and authority to protect, conserve and to sell, lease, or encumber, or otherwise to manage and dispose of the real property described herein pursuant to F.S. §689.073(1).

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

Miriam A. Dougherty

Miriam A. Dougherty, Individually and as Trustee of the Amended and Restated Miriam A. Dougherty Revocable Trust, dated September 13, 2016

Miriam L. Dougherty

Miriam L. Dougherty, Individually and as Trustee of the Amended and Restated Miriam A. Dougherty Revocable Trust, dated September 13, 2016

Harvey Mars

Witness #1 sign above

HARVEY MARS

Witness #1 print name above

1118 WESTERN PINE CIR
SARASOTA, FL 34240

Witness #1 Address per Sec. 695.26, Fla. Stat.
Stat.

Amy Mars

Witness #2 sign above

AMY MARS

Witness #2 print name above

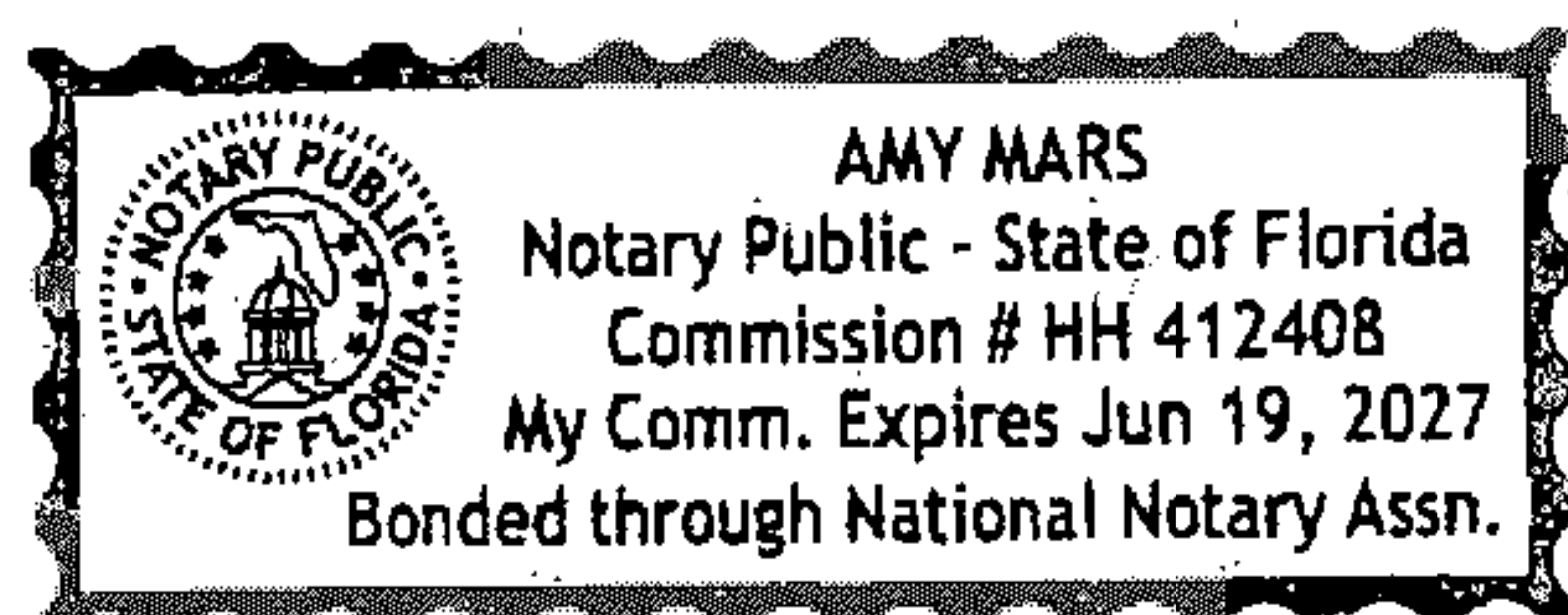
1118 WESTERN PINE CIR
SARASOTA, FL 34240

Witness #2 Address per Sec. 695.26, Fla.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 24 day of **August, 2026**, by **Miriam A. Dougherty and Miriam L. Dougherty, Individually and as Trustees of the Amended and Restated Miriam A. Dougherty Revocable Trust, dated September 13, 2016**, who are [☐] personally known to me or who [☒] have produced DRIVERS LICENSE as identification.

[Notary Seal]



Amy Mars
Signature AMY MARS
My Commission Expires: 6-19-2027