

8/31/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539068

Doc Stamp-Deed: \$1,526.00

Prepared by and return to:

Juliette Gettle

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No: 2026-6883

Purchase Price: \$218,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,526.00

Parcel Identification No.: 0086071015

WARRANTY DEED

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

THIS INDENTURE made this August 31st, 2026, between **Shirley Meyer-Liebman, an unmarried woman and Denise Fern Foster, an unmarried woman, both individually and as Co-Trustees of The Shirley Meyer-Liebman Revocable Trust u/a/d 5/8/23 dated May 8, 2023**, whose post office address is **PO Box 18042, Sarasota, FL 34276**, hereinafter referred to as the “GRANTOR”, to **Kelly Marie McQuaid, a married woman**, whose post office address is **3254 Maple Grove Rd., Bowmanville, ON L1C6M7, Canada**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE’S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

UNIT V-141, STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION 2, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 897, PAGE 671 THROUGH 683, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:
Juliette L Gettle
Printed Name: Juliette L Gettle
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

WITNESSES #2:
Maureen E Reid
Printed Name: Maureen E. Reid
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

The Shirley Meyer-Liebman Revocable Trust
u/a/d 5/8/23 dated May 8, 2023

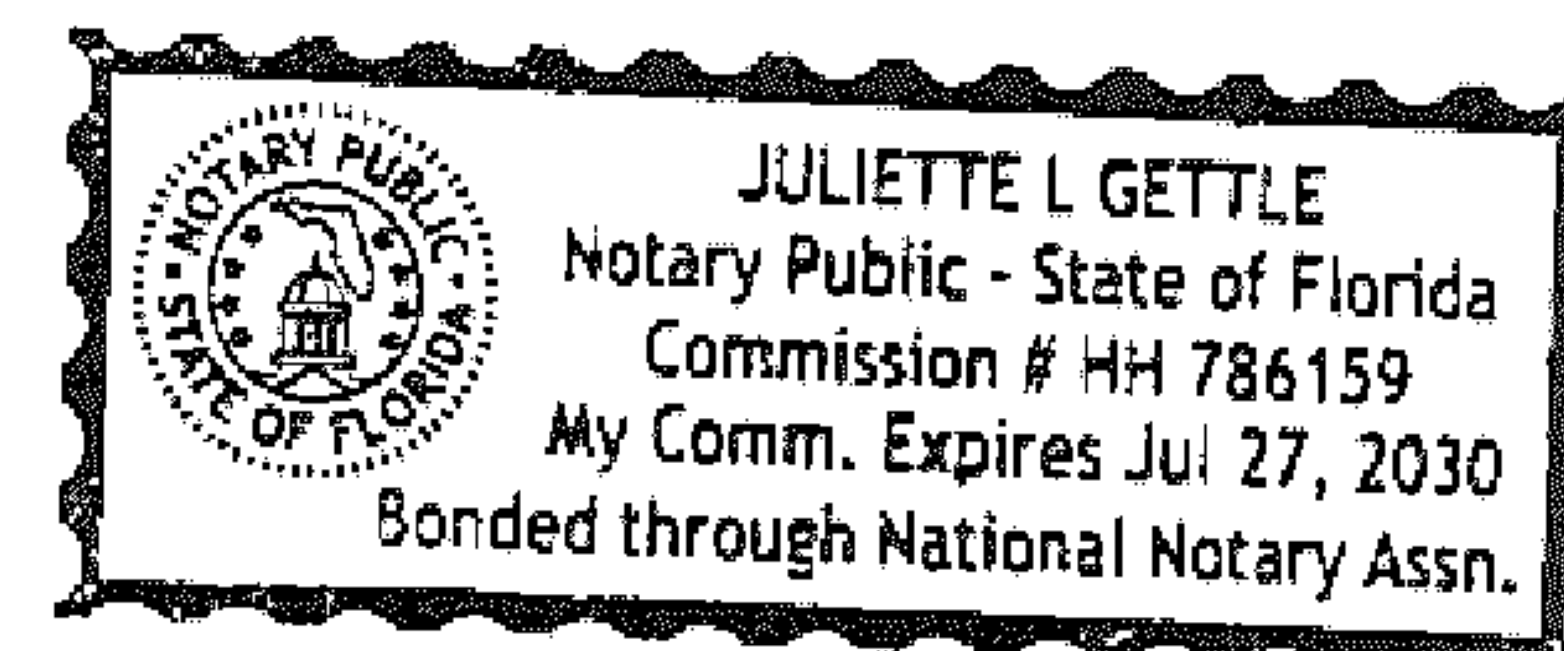
By: *Shirley Meyer-Liebman*
Shirley Meyer-Liebman, Co-Trustee and
individually

By: *Denise Fern Foster*
Denise Fern Foster, Co-Trustee and individually

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 29th day of August, 2026, by Shirley Meyer-Liebman, an unmarried woman and Denise Fern Foster, an unmarried woman, both individually and as Co-Trustees of The Shirley Meyer-Liebman Revocable Trust u/a/d 5/8/23 dated May 8/2023.

Juliette L Gettle
Signature of Notary Public
Print, Type/Stamp Name of Notary Juliette L Gettle



Personally Known: _____ OR Produced Identification: ☒

Type of Identification Produced: photo IDs