

9/3/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541049

Doc Stamp-Deed: \$945.00

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4740.3Y

Consideration: \$135,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of September 3, 2026, Roland F. Kushmore and Dulcy J. Kushmore, husband and wife, individually and as Co-Trustees of the Roland F. and Dulcy J. Kushmore Living Trust, u/a/d 3/29/05, as amended, (henceforth referred to as "Grantor") of 4008 Barry Way, Sarasota, FL 34232, for consideration paid, grant to Hector Betancourt, a single man, and Paula Betancourt, a single woman, as joint tenants with right of survivorship, (henceforth referred to as "Grantee") of 5415 Avila Avenue, Sarasota, FL 34235, 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 42, BUILDING "DD", FAIRWAY OAKS CONDOMINIUM, A/K/A PAR 72, PHASE 6, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 915, PAGE 837 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGE 37, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Parcel ID 2032-12-1044

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.

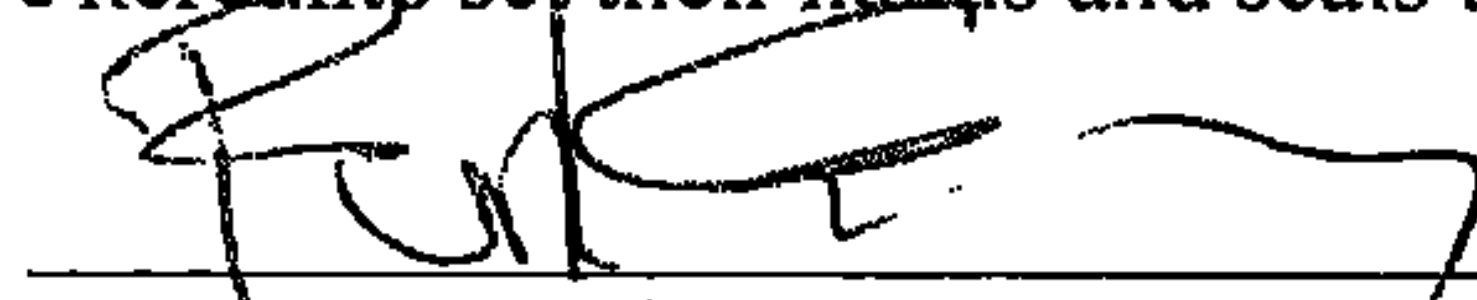
TO HAVE AND TO HOLD, the same in Fee Simple forever.

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)

(Signature and notary page for Warranty Deed)

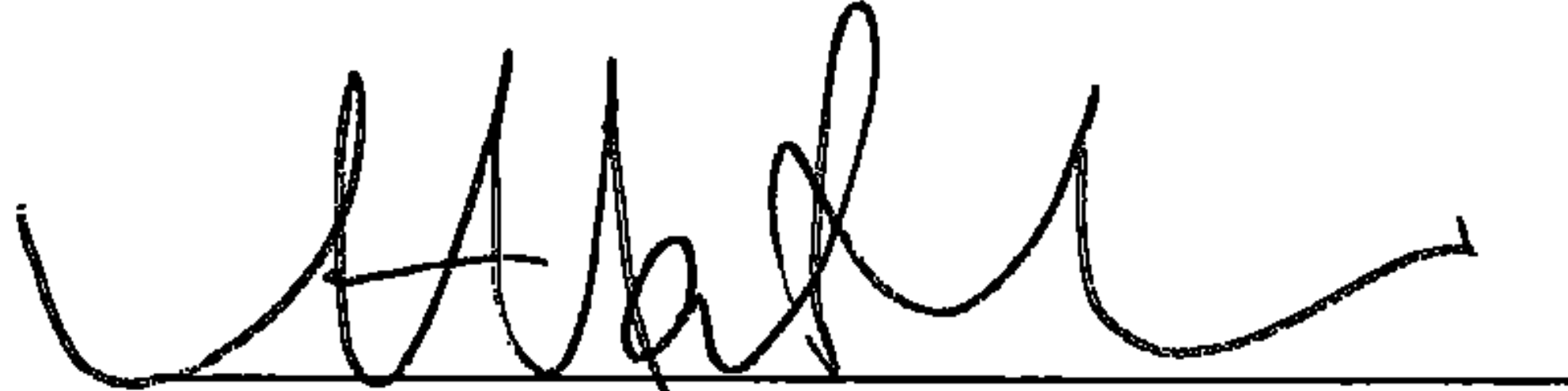
In Witness Whereof, the said, Grantor, have hereunto set their hands and seals this 2nd day of September, 2026.



Roland F. Kushmore, individually and as
Co-Trustee

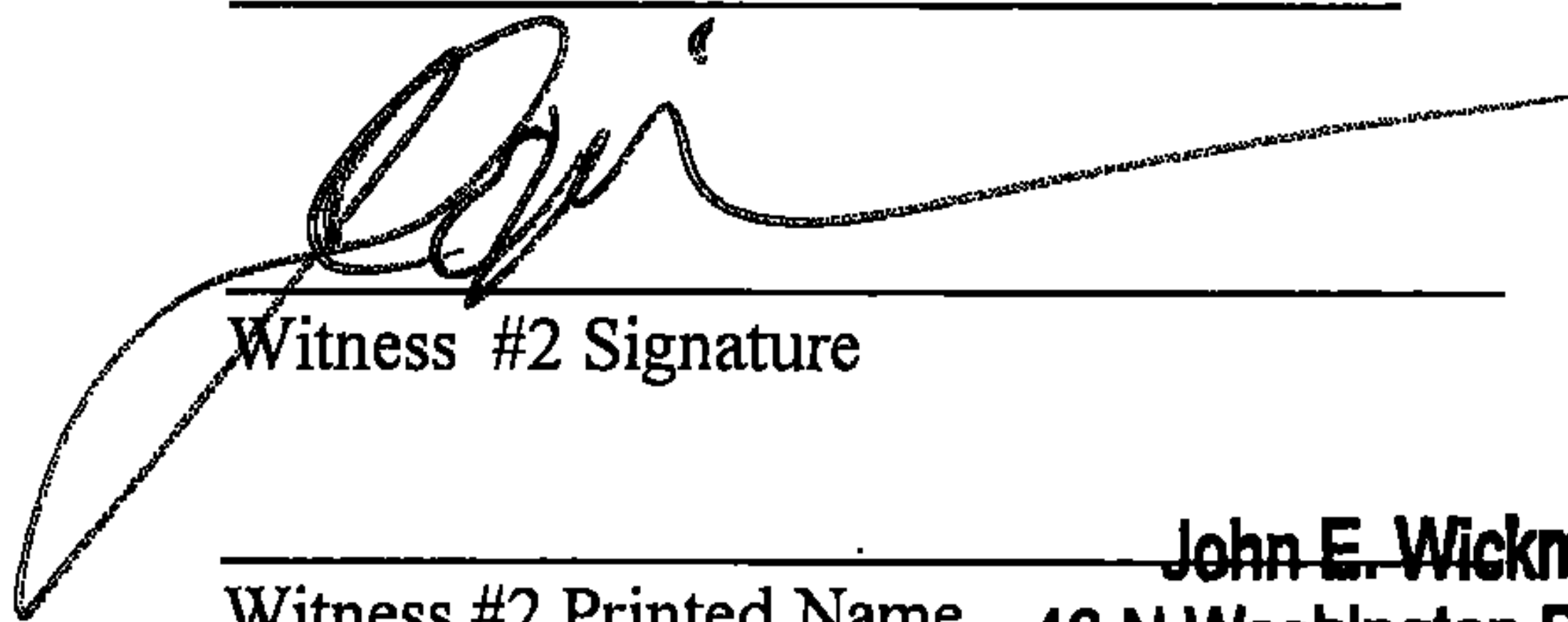


Dulcy J. Kushmore, individually and as
Co-Trustee



Witness #1 Signature

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

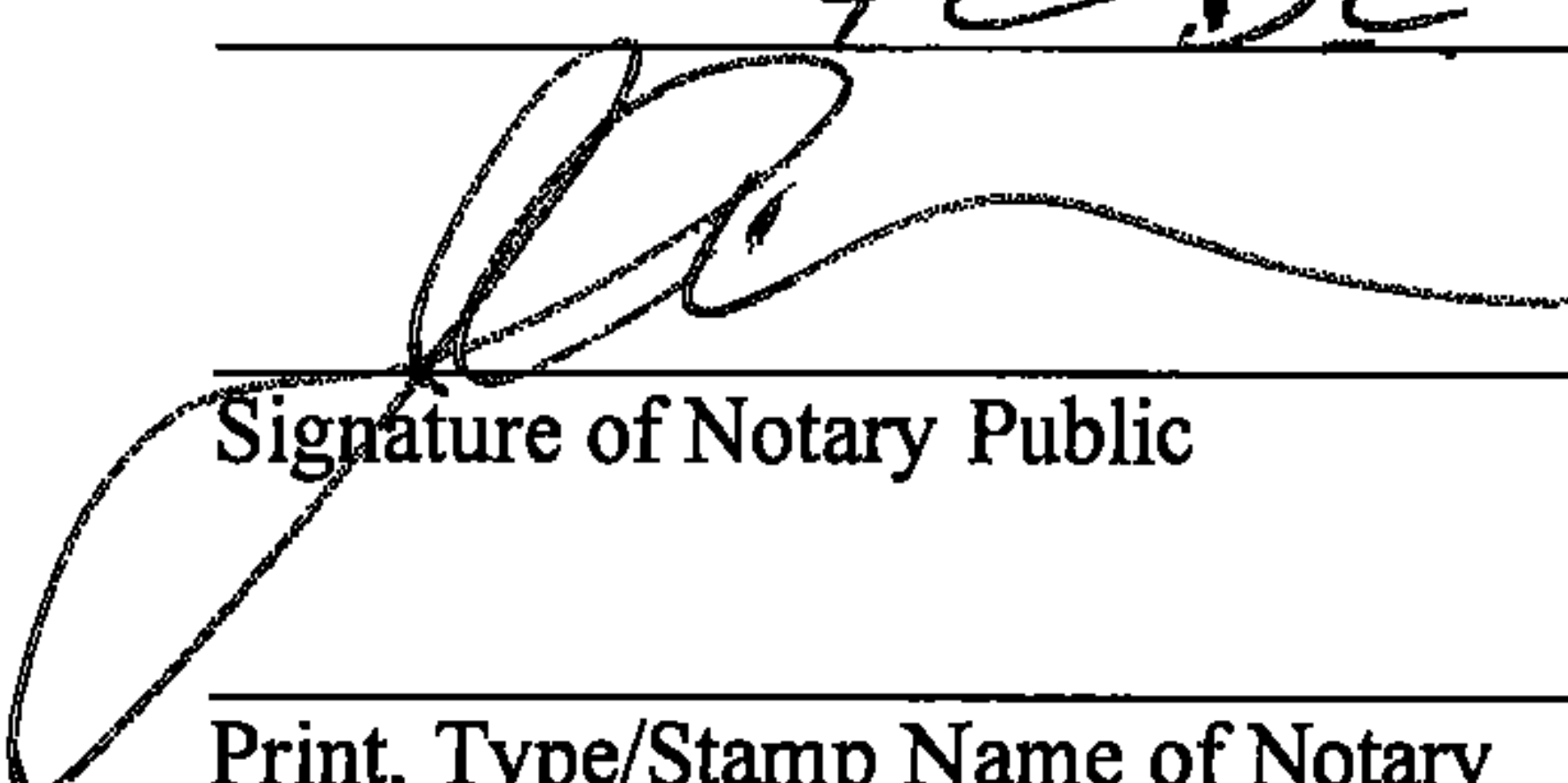


Witness #2 Signature

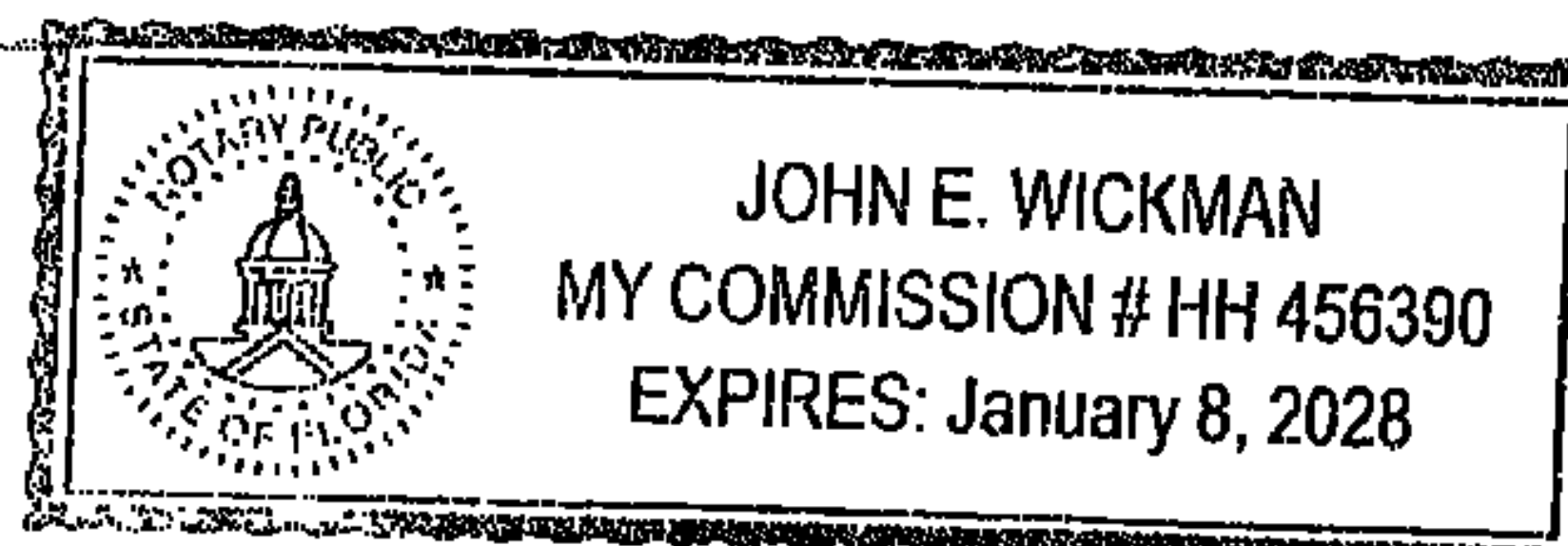
John E. Wickman
Witness #2 Printed Name **46 N Washington Blvd #15**
P.O. Address: **Sarasota, FL 34236**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 3 day of September, 2026, by **Roland F. Kushmore and Dulcy J. Kushmore, husband and wife, individually and as Co-Trustees of the Roland F. and Dulcy J. Kushmore Living Trust, u/a/d 3/29/05, as amended,** FL DL 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



WARRANTY DEED