

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6888

9/3/2026 3:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3541155

Doc Stamp-Deed: \$31,587.50

Purchase Price: \$4,512,500.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$31,587.50
Parcel Identification No.: 2012060021

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

THIS INDENTURE made this 3rd day of September, 2026, between Valerie K. Falahee, an unmarried woman, Individually and as Trustee of The Valerie K. Falahee Trust Agreement dated March 8, 2022, and any amendments thereto, whose post office address is 4401 Gulf of Mexico Drive, unit 402, Longboat Key, FL 34228, Grantor, to Robert Gerard Skyler, as Trustee of the Robert Gerard Skyler Revocable Trust dated August 28, 2026, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is 3338 Leamington Lane, Charlotte, NC 28226, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 5, Block 12, Bird Key Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Pages 20, 20A through 20F, inclusive, 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 have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land 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.

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:

Printed Name: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

The Valerie K. Falahee Trust Agreement dated
March 8, 2022, and any amendments thereto

By: Valerie K. Falahee
Valerie K. Falahee, Individually and as Trustee

WITNESSES #2:

Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 27 day of August, 2026, by Valerie K. Falahee, an unmarried woman, Individually and as Trustee of The Valerie K. Falahee Trust Agreement dated March 8, 2022, and any amendments thereto.

Sara Huddleston
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification Produced: FD

