

Consideration: \$620,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

9/4/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541555

Property Appraiser's Parcel ID No.: 0170111139
(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$4,340.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 4th day of September, 2026, by and between **John N. Marshall and Catherine T. Marshall, husband and wife**, whose address is **144 Long Hill Road, Wallingford, CT 06492** (hereinafter "GRANTOR"), and **Jack L. Roemer, Jr. and Patricia J. Roemer, as Trustees of the Roemer Family Trust dated January 22, 2015**, whose address is **2634 Crescent Shores Drive, Traverse City, MI 49685** (hereinafter "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 139, THE INLETS, SECTION 6, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1695, PAGES 446 THROUGH 484, INCLUSIVE, AND AS AMENDED IN O.R. BOOK 1747, PAGE 2011, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 22, PAGES 38, 38A AND 38B, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

{acknowledgment signatures on following page}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Melissa L. Spofford
Printed Name Melissa Spofford
P.O. Address 622 SE 21st Ln
Cape Coral, FL 33990

John N. Marshall
John N. Marshall

Catherine T. Marshall
Catherine T. Marshall

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave.
Phoenix, AZ 85014

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 1st day of September, 2026, by John N. Marshall and Catherine T. Marshall, () who is/are personally known to me or (✓) who has/have produced (✓) Driver license () Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commisison Expires: 02/25/2028
Notarized online using audio-video communication technology

