

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026122009 2 PG(S)**

**9/8/2026 1:23 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3542135**

Prepared by and Return to:

Devon Bayliss

MSC Title, Inc.

5100 Ocean Boulevard, Siesta Key, FL 34242

File No. 2026-763-DXB

Sales Price: Price: \$450,000.00

**Doc Stamp-Deed: \$3,150.00**

**General Warranty Deed**

Made this 8th day of September, 2026 By **Conor M. Clymore, individually and as Successor Trustee of The Frances M. Clymore Revocable Trust** under agreement dated the 4th day of December, 2019, whose address is: 15922 East Otero Circle, Centennial, CO 80112, hereinafter called the grantor, to **David Laver**, whose post office address is: 3939 Muirfield Drive # 3A, Sarasota, FL 34238 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 3A, Ballantrae, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1373, Page 481, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0113131009**

**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.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



Witness Signature above:

Witness print name below:

Jamila S. Grant

The Frances M. Clymore Revocable Trust under agreement dated the 4th day of December, 2019

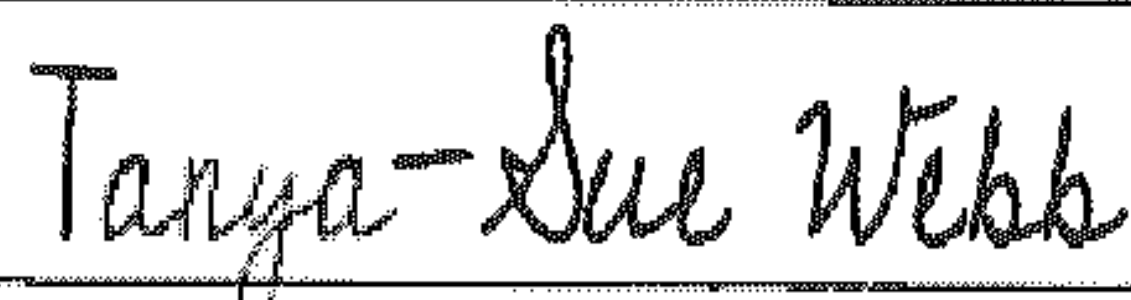
By: Conor M. Clymore

Conor M. Clymore, individually and as Successor Trustee

15922 East Otero Circle, Centennial, CO 80112

Witness Address:

4955 Rain Shadow Drive  
St. Cloud, FL 34772



Witness Signature above:

Witness print name below:

Tanya-Sue Webb

Witness Address:

2293 Tay Wes Drive  
St. Cloud, FL 34771

STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2nd day of September, 2026, by Conor M. Clymore, individually and as Successor Trustee of The Frances M. Clymore Revocable Trust under agreement dated the 4th day of December, 2019, ☐ who is/are personally known to me or ☒ who has/have produced CO DRIVER'S LICENSE as identification.



Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

