

9/8/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3542327

Prepared By and Return To:

Harris Beach Murtha Cullina PLLC
Attn: Anthony Pagano, Esq.
119 East Seneca Street
Ithaca, New York 14850

Doc Stamp-Deed: \$0.70

WARRANTY DEED

This indenture made on September 8, 2026, by **PHILIP M. WHITE, JR.**, whose address is: 348 South Applegate Road, Ithaca, New York 14850, hereinafter called the "grantor", to **Philip M. White, Jr. and David J. Sheen, as Trustees of the REVOCABLE TRUST OF PHILIP M. WHITE, JR.**, whose address is: 348 S. Applegate Road, Ithaca, NY 14850, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 the certain land situate in Sarasota County, Florida, to-wit:

Condominium Unit 21101, QUAIL'S RUN PHASE XXI, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1612, Page 83, as amended from time to time, and as shown on plot plan in Condominium Book 21, Pages 2 and 2A, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0853132101

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or any way 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

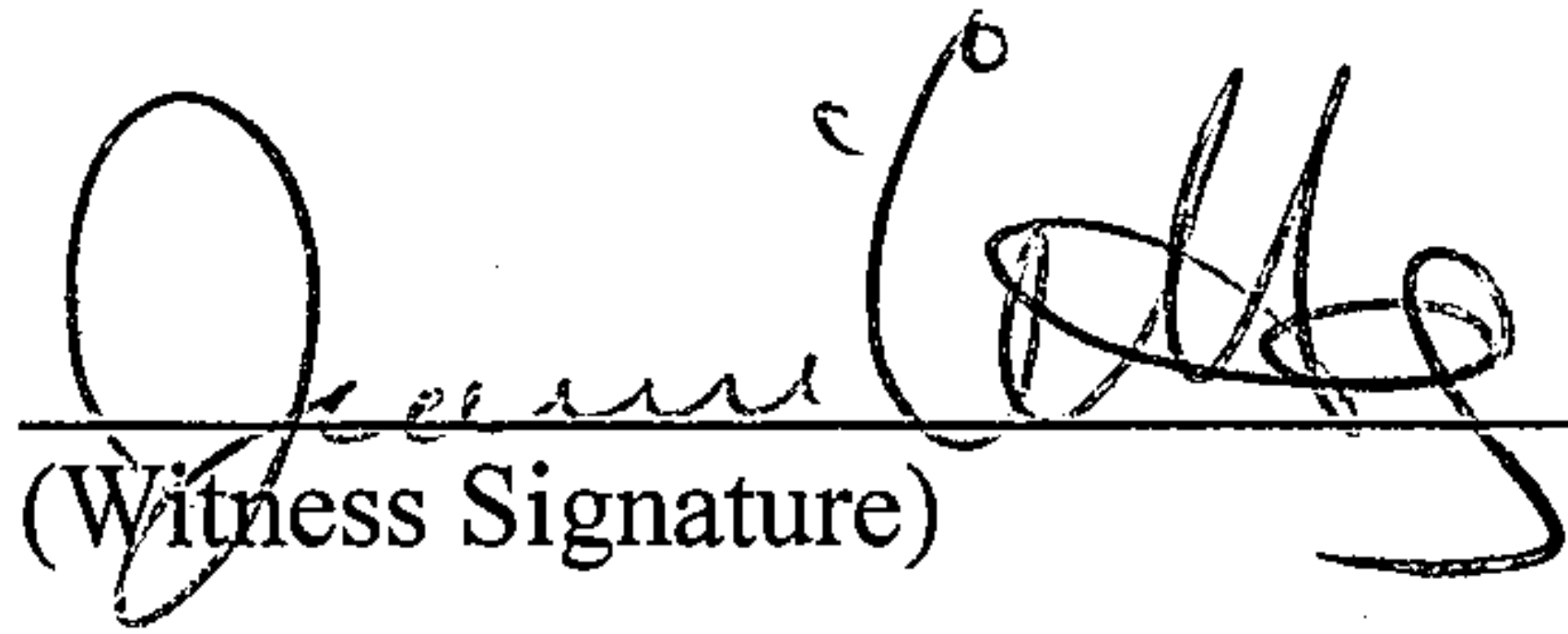
land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to August 31st of 2026.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

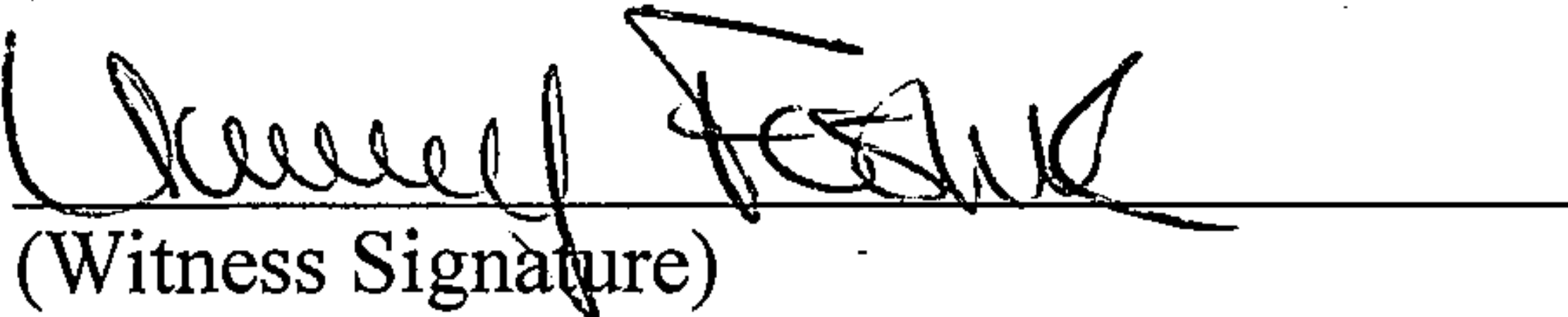
IN PRESENCE OF



PHILIP M. WHITE, JR.


(Witness Signature)

Jeannine Cutting
Witness Name


(Witness Signature)

Tammy Fosbrook
Witness Name

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS.:

On the 8th day of September in the year 2026 before me, the undersigned, personally appeared **PHILIP M. WHITE, JR.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

ANTHONY F. PAGANO
Notary Public, State of New York
Chemung County No 02PA6087971
Commission Expires March 3, 2027