

9/11/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543903



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,715.00

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-04671

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 10 day of September, 2026 by Mary Ann Lemery and Kevin L. Lemery, Wife and Husband, both individually and as Trustees of The Kevin and Mary Ann Lemery Revocable Living Trust, UTD 10/17/16, hereinafter called the Grantor, to Lazaro Jose Rodriguez Casado, A Single Man, whose post office address is: 1708 Tarpon Ave., Sarasota, FL 34234, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit No. 2 of Tallywood Centre Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1779, Page 349, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 24, Page 22, Public Records of Sarasota County, Florida, together with undivided interest in the common elements.

Parcel Identification Number: 2022012002

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) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Printed Name Sam Hoffman

11509 Palmbrush Trail
Address

Bradenton, FL 34202
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Christine Leask

11509 Palmbrush Trl.
Address

Bradenton FL 34202
City, State, Zip

The Kevin and Mary Ann Lemery Revocable Living Trust, UTD 10/17/16

Mary Ann Lemery
By: Mary Ann Lemery, individually and as Trustee
1008 Fernleaf Run
Bradenton, FL 34212

Kevin L. Lemery
By: Kevin L. Lemery, individually and as Trustee
1008 Fernleaf Run
Bradenton, FL 34212

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2026, by Mary Ann Lemery, individually and as Trustee and Kevin L. Lemery, individually and as Trustee, who: ☐ is personally known to me or ☒ produced DL license as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

