

9/14/2026 12:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544482

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$3,584.00

File No.: PC-2026-6341
Parcel ID Number: 0170-11-1126

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WARRANTY DEED

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

This indenture made the 10th day of September, 2026 between Susan J. Thomas, Individually and as Successor Trustee of the Helen S. Thomas Trust dated August 14, 1978, whose post office address is 7410 Poplar Drive, Forestville, CA 95436, of the County of Sonoma, State of California, Grantor, to Kimberly Sears and Charles Sears, wife and husband, whose post office address is 397 Boston Street, Topsfield, MA 01983, of the County of Essex, Commonwealth of Massachusetts, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 126, The Inlets, Section Six, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 1695, Pages 446-494, and amendments thereto, and as per plat thereof, recorded in Condominium Book 22, Pages 38-38B, and amendments thereto, Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael J. Reynolds

WITNESS 1 SIGNATURE

PRINT NAME: Michael James Reynolds

Helen S. Thomas Trust dated August 14, 1978

By: *Susan J. Thomas*

Susan J. Thomas, Individually and as
Successor Trustee

WITNESS 1 ADDRESS:

2931 Scott St
San Francisco, CA 94127

James Russell Reynolds

WITNESS 2 SIGNATURE

PRINT NAME: JAMES RUSSEN REYNOLDS

WITNESS 2 ADDRESS:

514 PARQUET ST
SEABTOWN, CA 95472

STATE OF CA
COUNTY OF SONOMA

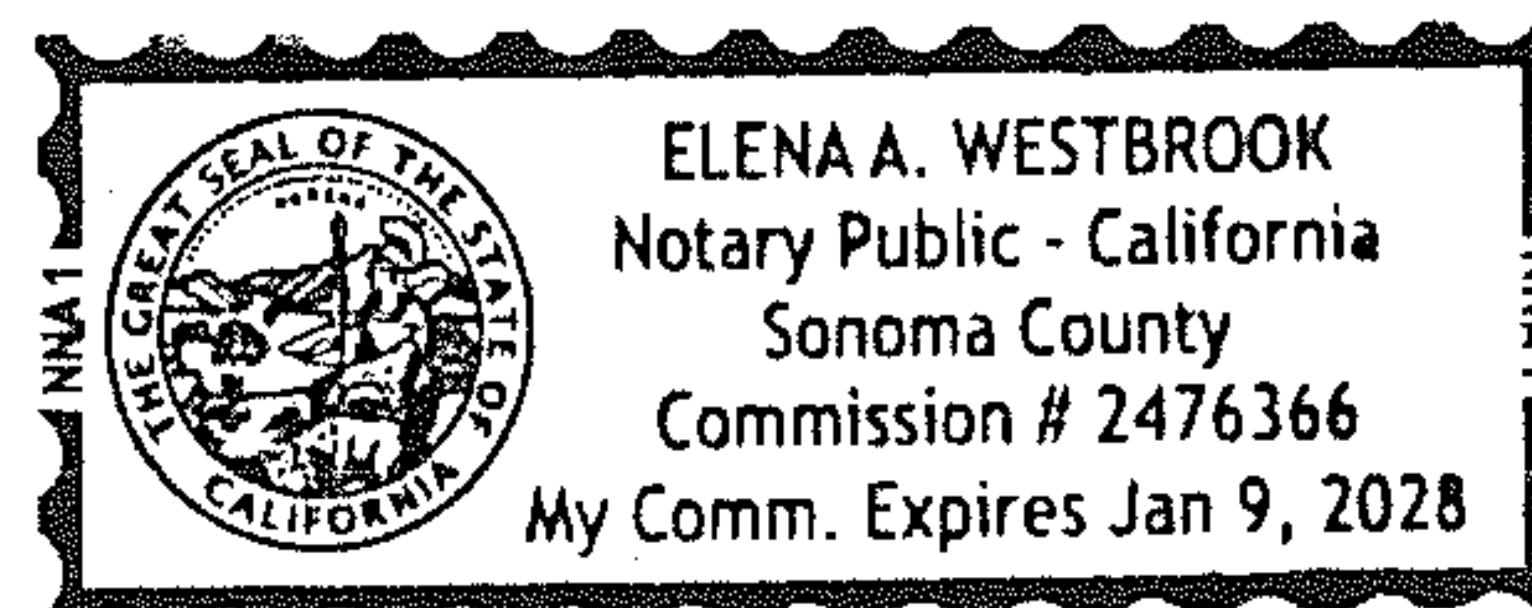
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of September, 2026, by Susan J. Thomas, Individually and as Successor Trustee of the Helen S. Thomas Trust dated August 14, 1978, ☐ who is/are personally known to me or ☒ who has/have produced 2 witnesses as identification.

Elena A. Westbrook

Signature of Notary Public

ELENA A. WESTBROOK

Print, Type/Stamp Name of Notary



(NOTARY SEAL)