

Prepared by/Return To:
✓ Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X061
Parcel ID No. 2027052012
Incidental to the issuance of title insurance

9/14/2026 1:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3544621

Doc Stamp-Deed: \$3,535.00

General Warranty Deed

This Warranty Deed dated this 8 day of September, 2026 by Cynthia L. Ewing, Individually and as Trustee of the Cynthia L. Ewing Separate Property Trust dated December 8, 2005, as may be amended from time to time, whose address is: 801 S. Olive Ave., #1602, West Palm Beach, Florida 33401, hereinafter called the Grantor, to Sandy Woods, an unmarried woman and Branden Avishar and Whitney Avishar, husband and wife, as joint tenants with right of survivorship, whose post office addresses are: 101 S. Gulfstream Ave., #4J, Sarasota, Florida 34236 and 2015 Norton Rd., Charlotte, NC 28207, respectively, 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 Grantor, for the sum of \$505,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Unit 4-J, The 101 (formerly known as Dolphin Tower), a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1055, Page 269 and amendment recorded in Official Records Instrument No. 2020096977, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors in the presence of:

✓ [Signature]
Witness #1 Signature

✓ Marcus Pardo
Witness #1 Print Name

✓ 3300 S Dixie Hwy
Witness #1 Mailing Address

✓ West Palm Beach FL 33405
Witness #1 City, State, Zip Code

✓ [Signature]
Witness #2 Signature

✓ Terry Jones
Witness #2 Print Name

✓ 3300 S Dixie Hwy
Witness #2 Mailing Address

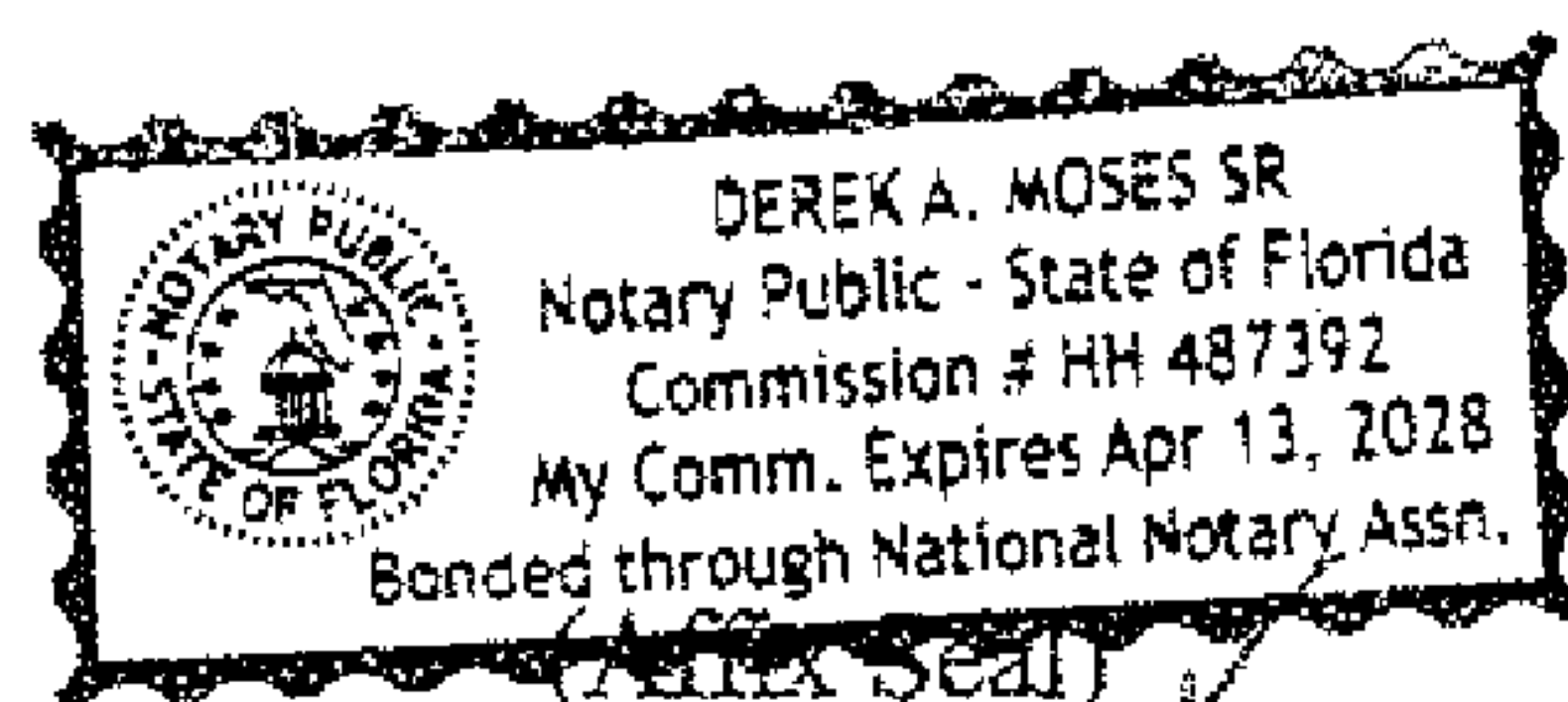
✓ WPB FL 33405
Witness #2 City, State, Zip Code

✓ [Signature]
Cynthia L. Ewing, Individually and as Trustee
of the Cynthia L. Ewing Separate Property
Trust dated December 8, 2005, as may be
amended from time to time

State of FL

County of Palm Beach

The foregoing instrument was acknowledged before me by means of X physical presence or
 online notarization, this 8 day of September, 2026, by Cynthia L. Ewing, Individually
and as Trustee of the Cynthia L. Ewing Separate Property Trust dated December 8, 2005, as may
be amended from time to time, who is personally known to me or X who produced
DRIVERS LIC as identification.



✓ [Signature]
Notary Public Signature
Print Name: Derek A. Moses SR
My Commission Expires: 13 APR 2028