

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125869 2 PG(S)**

9/15/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545498

Prepared by and when
recorded, return to:

Cynthia A. Riddell, Esq.

Cynthia A. Riddell, P.A. d/b/a Riddell Law Group

3400 S. Tamiami Trail

Sarasota, Florida 34239

(941) 366-1300

File Number: 26-084.S

Doc Stamp-Deed: \$9,800.00

WARRANTY DEED

This Indenture, made on this 15th day of September 2026 by **Susan Stone**, an unmarried woman whose address is 17 NE 9th Street, Delray Beach, Florida 33444, hereinafter called the grantor, to **William F. O'Shea**, an unmarried man whose address is 340 S Palm Ave #11, Sarasota, Florida 34236, 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 **One Million Four Hundred Thousand dollars & no cents, (\$1,400,000.00)** 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:

Condominium Unit No. 11, SARABANDE, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Instrument No. 1998066521, and all exhibits and amendments thereof, and as per Plat thereof recorded in Condominium Book 32, Page 32, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: 2027114002

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

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

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 current year taxes.

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

Witnesses:

Witness Signature

[Signature]

Witness Printed Name

Charlotte Wagner

Witness Address

9694 Bonita Beach

Rd Bonita Springs FL

Witness Signature

[Signature]

Witness Printed Name

Cynthia A. Riddell

Witness Address

3400 S. Tamiami Trl.

[Signature]

Susan Stone

STATE OF

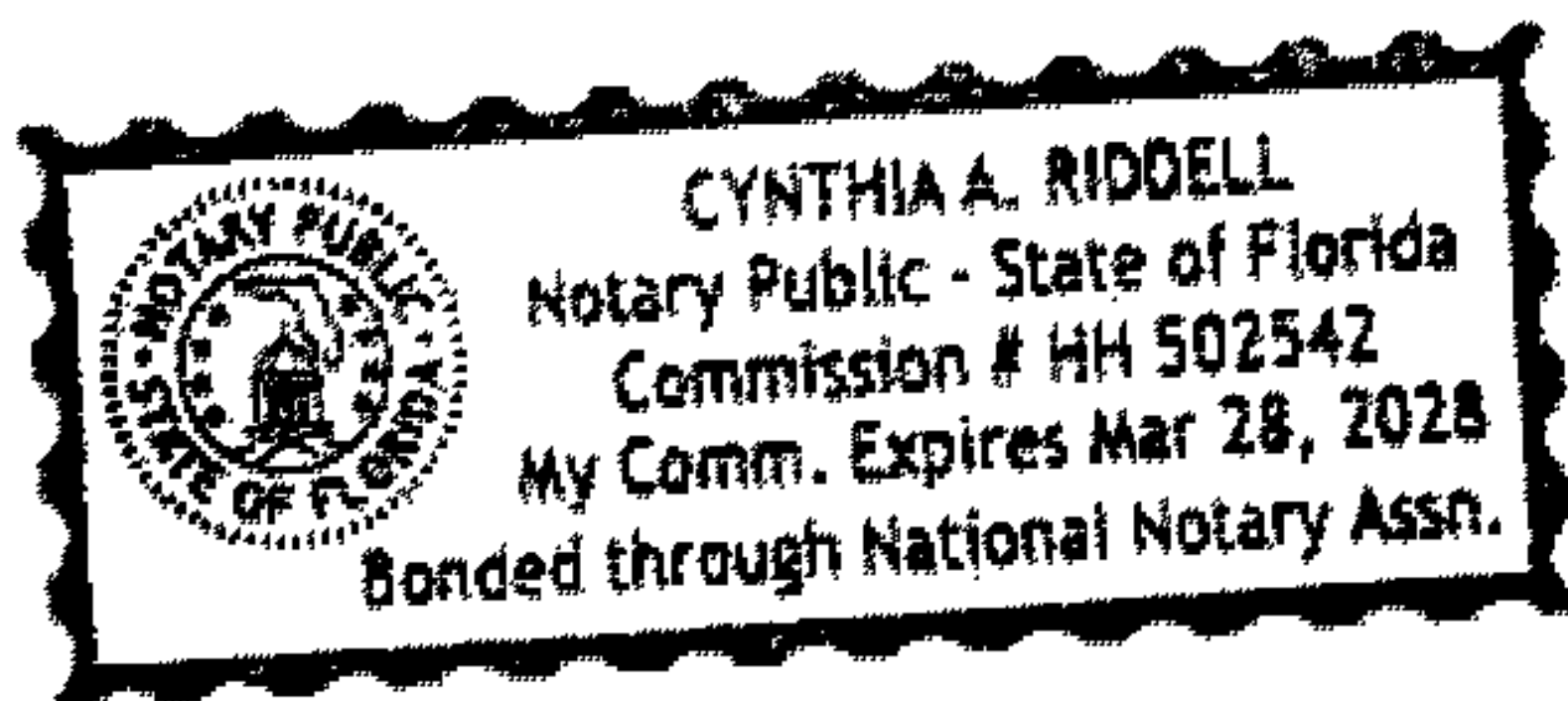
Florida

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 9th, 2026, by Susan Stone, an unmarried woman, who () is personally known to me or who () has produced DL as identification.

SEAL:



Notary Public - Signature

Print Name:

My Commission Expires:

[Signature]