

Doc Stamp-Deed: \$980.00



Prepared by and return to:

Thomas C. Tyler, Jr

Thomas C. Tyler, Jr., P.A.

735 East Venice Avenue Suite 200

Venice, FL 34285

941-488-4422

File Number: LE-26.6949

\$140,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of September, 2026 between Claire R. Levine, a single woman and Robert Watters, a single man whose post office address is 52 Fountain Road, Arlington, MA 02476, grantor, and Robert Watters, a single man whose post office address is 549 Crafts Street, West Newton, MA 02465-1700, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit 406, Building 2, PELICAN COVE CONDOMINIUM XIV, now known as PELICAN COVE CONDOMINIUM, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1281, Page 264, and amendments thereto including merger recorded in Official Records Book 1673, Page 918, and as per plat thereof recorded in Condominium Book 12, Page 2, and all amendments thereto, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 0126162012

1700 Glenhouse Dr., , #406 Bld 2, Sarasota, FL 34231

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, except taxes accruing subsequent to **December 31, 2025**.

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

Rec.
27⁰⁰
D/S
980⁰⁰

Signed, sealed and delivered in our presence:

Sajeela Shahid

Witness Name: Sajeela Shahid
Witness Address: 808 Beacon St,
Newton, MA 02459

Robert Watters
Robert Watters

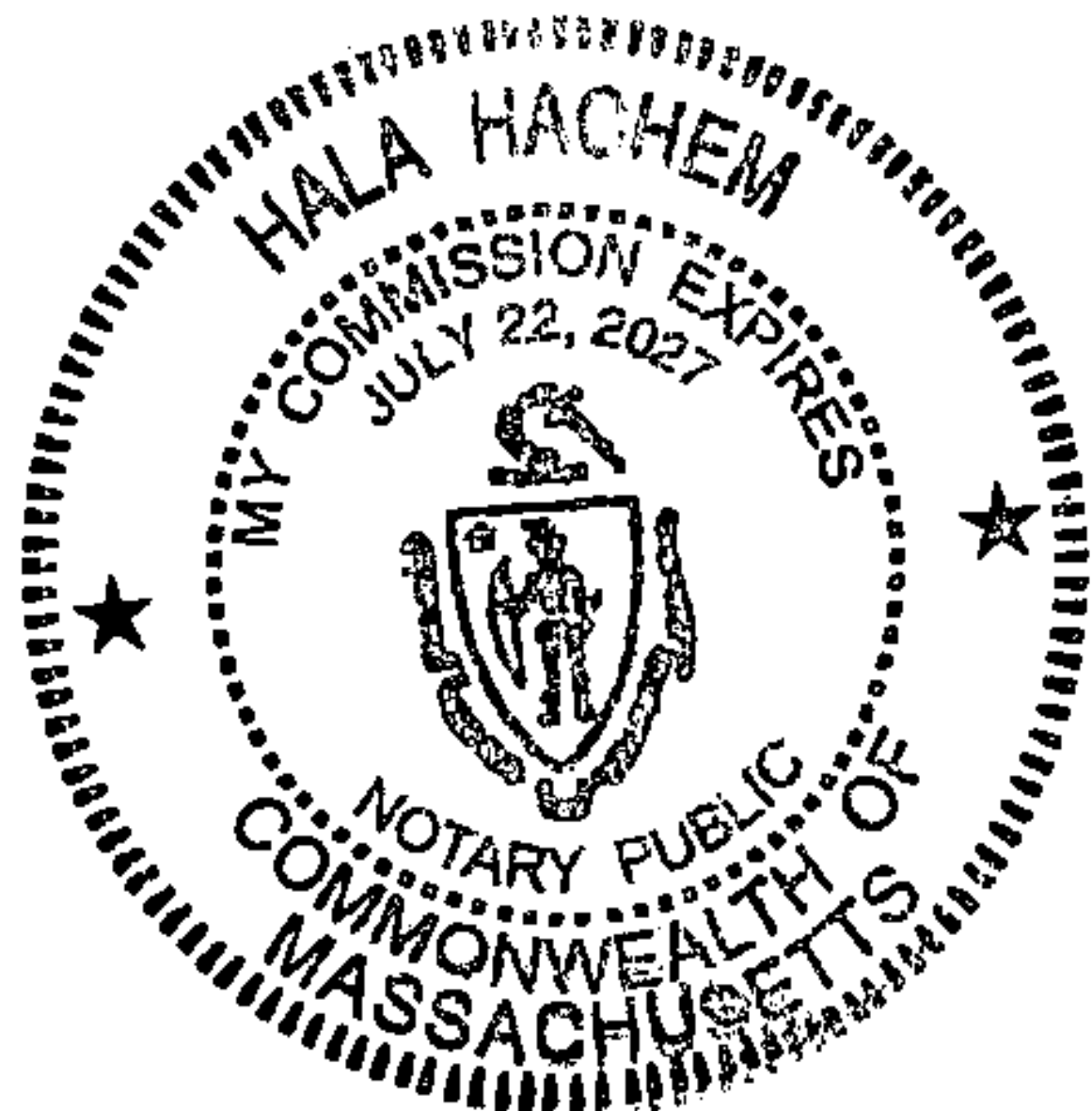
Wita Oelmer

Witness Name: Wita Oelmer
Witness Address: 808 Beacon St,
Newton, MA 02459

State of Massachusetts
County of Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2026 by Robert Watters, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



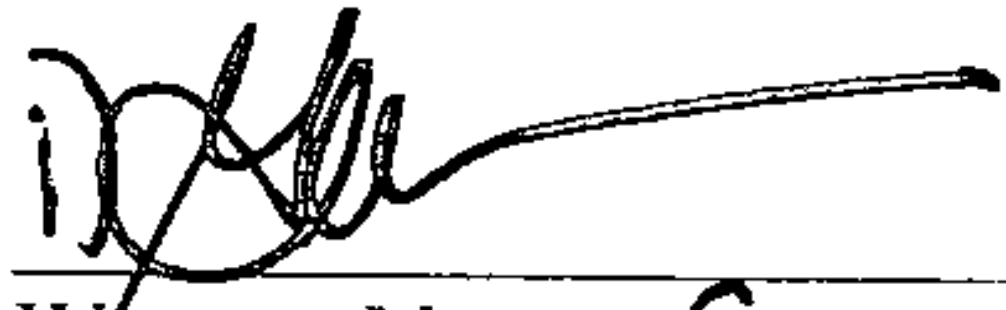
Hala Hachem

Notary Public

Printed Name: Hala Hachem.

My Commission Expires: July 22, 2027

Signed, sealed and delivered in our presence:



Witness Name: Gungeet Kaur
Witness Address: 1420 Massachusetts
Ave Arlington MA 02476

 (Seal)
Claire R. Levine
(MO)

2) Manik Dutt

Witness Name: Manik Dutt
Witness Address: 1420 Massachusetts
Ave, Arlington, MA 02476

State of Massachusetts
County of Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2026 by Claire R. Levine, who ☐ is personally known or ☒ has produced a driver's license as identification.

(MO)

[Notary Seal]



Notary Public

Printed Name: Manik Dutt

My Commission Expires: 02/04/2033

