

9/18/2026 10:59 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546747

Prepared by/ Return to:
Laurie Cooper
Magnolia Title Company
2075 Fruitville Road, Suite 100, Sarasota, FL 34237
60100230

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$5,243.00

Property Appraisers Parcel I.D. (Folio) Number(s): 2026134017

WARRANTY DEED

This Warranty Deed Made the 15th day of September, 2026, by Susan O. Wood, Individually, a single woman, and as Trustee of Susan O Wood Trust dated May 3, 2000, hereinafter called the grantor, whose post office address is: 233 4th Avenue North, St. Petersburg, FL 33701 to Steven DuBrow and Lisa DuBrow, husband and wife, as tenants by the entirety, whose post office address is: 235 Coconut Ave 117C Sarasota FL 34236, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$749,000.00 (SEVEN HUNDRED FORTY NINE THOUSAND AND 00/100) 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:

Unit 117-C, MARQUEE EN VILLE, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument #2006002268, and amendments thereto, and as per plat thereof, recorded in Condominium Book 38, Page 47, and amendments thereto, of the Public Records of SARASOTA County, Florida.

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: [Signature]
Printed Name: Jennifer L. Hudson-Carter
Post Office Address: 3324 NW 14th Ave
Dunkirk, NY 14048

Susan O Wood Trust dated May 3, 2000
By [Signature] Individually
Susan O. Wood, a single woman, Individually and as
Trustee as Trustee

Witness 2 Signature: [Signature]
Printed Name: Judith Hinson
Post Office Address: 233 4th Ave N
St Petersburg, FL 33701

STATE OF New York
COUNTY OF Chautauque

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of September, 2026 by Susan O. Wood, a single woman, Individually and as Trustee of Susan O Wood Trust dated May 3, 2000, who has/have produced drivers license as identification.

Notary Public Signature: [Signature] My Commission Expires: 4/8/29
Printed Name: Jennifer L. Hudson-Carter (SEAL)
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JENNIFER L. HUDSON-CARTER
Notary Public - State of New York
No. 01HU6198561
Qualified in Chautauque County
My Commission Expires April 08, 2029