

9/18/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547123

Doc Stamp-Deed: \$1,190.00

Prepared by and return to:

T. Thomas Shirley

Attorney at Law

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, FL 34223

941-474-7753

File Number: 332-26

Warranty Deed

This Warranty Deed made this 18th day of September, 2026 between Howard Stanley Campbell and Nancy Rossman Campbell, husband and wife whose post office address is 110 River Oaks Circle NE, Stewartville, MN 55976, grantor, and Deborah S. Lowry, Trustee of the Deborah S. Lowry Trust dated September 9, 2006 whose post office address is 10 Quails Run Blvd., Unit 6, Englewood, FL 34223, 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 NO. 10101 OF QUAIL'S RUN, PHASE X, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1337, PAGE 1727, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 13, PAGE 24, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0853051201

The Trustee has the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this Deed.

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.

Signed, sealed and delivered in our presence:

William Kusile
Witness #1

Howard S. Campbell (Seal)
Howard Stanley Campbell

Printed Name: William Kusile

Address: 6311 Co Rd 8 SW
Rochester MN 55902

Theresa Murphy Michel
Witness #2

Nancy R Campbell (Seal)
Nancy Rossman Campbell

Printed Name: Theresa Murphy Michel

Address: 119 1st St E Stewartville MN
55976

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2026 by Howard Stanley Campbell and Nancy Rossman Campbell, who ☐ are personally known or ☐ have produced MN driver's licenses as identification.

[Notary Seal]

Theresa Murphy Michel
Notary Public

Printed Name: Theresa Murphy Michel

My Commission Expires: 01/31/27

