

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128653 2 PG(S)**

9/22/2026 3:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547951

Consideration: \$615,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

Doc Stamp-Deed: \$4,305.00

Property Appraiser's Parcel ID No.: 0465120037

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 18th day of September, 2026, by and between **GERALD E. FOLEY AND ANNE M. FOLEY, HUSBAND AND WIFE, INDIVIDUALLY, AND AS CO-TRUSTEES OF THE GERALD E. FOLEY AND ANNE M. FOLEY REVOCABLE TRUST DATED APRIL 23, 2021**, whose address is **36041 Watch Hill Road, Frankford, DE 19945** (hereinafter "GRANTOR"), and **PAUL FREDERICK NORAN AND KATHRINE ANN NORAN, AS CO-TRUSTEES OF THE PAUL AND KATHRINE NORAN REVOCABLE TRUST DATED NOVEMBER 6, 2013**, whose address is **N55W20861 Carters Crossing Circle, Menomonee Falls, WI 53051** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 1078, SARASOTA NATIONAL, PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1)

Printed Name Amica Carter

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

(2)

Printed Name Abigail Turpin

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

Gerald E. Foley and Anne M. Foley, as Co-Trustees of The Gerald E. Foley and Anne M. Foley Revocable Trust dated April 23, 2021

Gerald E. Foley
Gerald E. Foley, individually, and as Co-Trustee aforesaid

Anne M. Foley
Anne M. Foley, individually, and as Co-Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2026, by Gerald E. Foley and Anne M. Foley, individually, and as Co-Trustees of The Gerald E. Foley and Anne M. Foley Revocable Trust dated April 23, 2021, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Andrew Conaboy
Signature of Notary Public

Print, Type/Stamp Name of Notary

