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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549008

Doc Stamp-Deed: \$0.70

Prepared WITHOUT BENEFIT OF TITLE EXAM
By And Return To:
Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota FL 34233

Parcel ID #0086-07-1111

WARRANTY DEED

THIS WARRANTY DEED, made by ERNEST J. THOMAS, unmarried widower, whose post office address is 2426 Riverbluff Parkway, Unit 237, Sarasota, FL 34231 herein called Grantor, to ERNEST J. THOMAS, as Trustee under the provisions of the ERNEST J. THOMAS Living Trust uad April 7, 2009, whose post office address is 2426 Riverbluff Parkway #237, Sarasota, FL 34231, or any successor trustee, herein called Grantee:

WITNESSETH: That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota, Florida:

Unit V-237, STRATHMORE RIVERSIDE VILLAGES, SECTION 2, a condominium according to the Declaration of Condominium thereof, s recorded in Official Records Book 897, Page 671, as hereafter amended, and as per Plat thereof recorded in Condominium Book 4, Page 47, as thereafter amended, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

RESERVING UNTO GRANTOR A LIFE ESTATE

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes §689.073.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on September 24, 2026

Signed, sealed and delivered in the presence of:

Ernest J. Thomas
ERNEST J. THOMAS

Deanna Moore
DEANNA MOORE
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

Mary E. Van Winkle
Mary E. Van Winkle
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 24th day of September, 2026 by ERNEST J. THOMAS, who is personally known ☒ OR ☐ who produced _____ as identification.

My Commission Expires:



MARY E. VAN WINKLE
Commission # HH 303769
Expires December 22, 2026

Mary E. Van Winkle
Notary Public - State of Florida