

Prepared by and Return to:
Gregory L. Patterson, Esq.
1226 N. Tamiami Trail, Suite 302
Sarasota, FL 34236

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INSTRUMENT # 2026129896 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549033

Consideration: \$1,050,000.00
Doc Stamps: \$ 7,350.00
Recording Fee: \$ 18.50

Parcel Identification No. 2007082035

WARRANTY DEED

Doc Stamp-Deed: \$7,350.00

THIS WARRANTY DEED is given this 24th day of September, 2026 by **SARASOTA BAY CLUB, LLC**, a Delaware limited liability company, whose mailing address is 1301 N. Tamiami Trail, Sarasota, FL 34236 ("Grantor"), and **PHYLLIS A. LOVRIEN, a single person**, whose mailing address is 1301 N. Tamiami Trail #403, Sarasota, FL 34236 (hereinafter called "Grantee").

WITNESSETH, that Grantor, for and in consideration of **TEN AND NO/100THS DOLLARS (\$10.00)**, the receipt of which is hereby acknowledged, by these presents, does grant, convey, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, for and **during the natural life of Grantee**, all that certain real property in Sarasota County, Florida, described as follows:

UNIT 403, SARASOTA BAY CLUB, A CONDOMINIUM, according to the Declaration of Condominium recorded in the Public Records of Sarasota County, Florida, as Instrument No. 2000086676, and amended at Instrument No. 2003021459 and at Instrument No. 2008057457, and the plat recorded in Condominium Plat Book 35, at Pages 49 – 49W inclusive, of the public records of Sarasota County, Florida; together with any limited common elements appurtenant thereto, an undivided share of the common elements appurtenant thereto and the appliances contained therein (collectively the "Unit"), located at 1299 N. Tamiami Trail #922, Sarasota, FL 34236.

Upon termination of the life-estate interest granted hereunder, the reversionary interest in the Unit shall vest in Grantor.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the Unit in fee simple, that it has good right and lawful authority to sell and convey the Unit; that it hereby fully warrants the title to the Unit, and will defend the same against the lawful claims of all persons whomsoever, and that the Unit is free from encumbrances, except the following:

1. Taxes and assessments for the year 2026 and subsequent years.
2. Conditions, restrictions, reservations, covenants, limitations and easements of record, private and public utility easements.
3. Governmental zoning and building laws or ordinances.
4. Questions of location, measurement and survey.
5. **DECLARATION OF CONDOMINIUM OF SARASOTA BAY CLUB, A CONDOMINIUM**, recorded as Instrument No. 2000086676, and amended at Instrument No. 2003021459 and at Instrument No. 208057457, of the public records of Sarasota County, Florida; and the plat of **SARASOTA BAY CLUB, A CONDOMINIUM**, recorded in Condominium Plat Book 35, at Pages 49 – 49W of the public records of Sarasota County, Florida, ("Declaration") and the Articles of Incorporation, By-Laws of **SARASOTA BAY CLUB CONDOMINIUM ASSOCIATION, INC.**

The rights granted hereby are personal to Grantee and may not be assigned, liened, alienated, transferred, mortgaged, encumbered or otherwise conveyed, except as set specifically set forth herein.

Grantor hereby grants to Grantee a right of use to the appliances in the Unit. These

appliances shall be treated as fixtures and shall remain a part of the Unit upon termination of Grantee's life-estate interest granted hereunder.

THIS CONVEYANCE IS MADE ON CONDITION THAT GRANTEE WILL PERMANENTLY RESIDE IN THE UNIT. IF GRANTEE PERMANENTLY VACATES THE UNIT, TITLE TO THE UNIT WILL REVERT TO GRANTOR WITHOUT ANY NECESSITY FOR SUIT OR RE-ENTRY BY GRANTOR. IT IS THE INTENTION OF GRANTOR BY THIS CONVEYANCE TO CREATE A DEFEASIBLE LIFE ESTATE.

An affidavit signed and sworn before a notary public by an authorized agent of Grantor will be conclusive evidence of the facts stated in the affidavit with regard to Grantee's vacating the Unit as contemplated by the preceding paragraph.

In accordance with the terms of the Repurchase Agreement executed between Grantor and Grantee on even date herewith, Grantor shall have the exclusive right to sell the Unit following the termination of the life-estate interest granted hereunder.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed in its name and its corporate seal to be affixed hereto, by its duly authorized officers, on the day and year first above written.

Signed, Sealed and Delivered

SARASOTA BAY CLUB, LLC, a
Delaware limited liability company

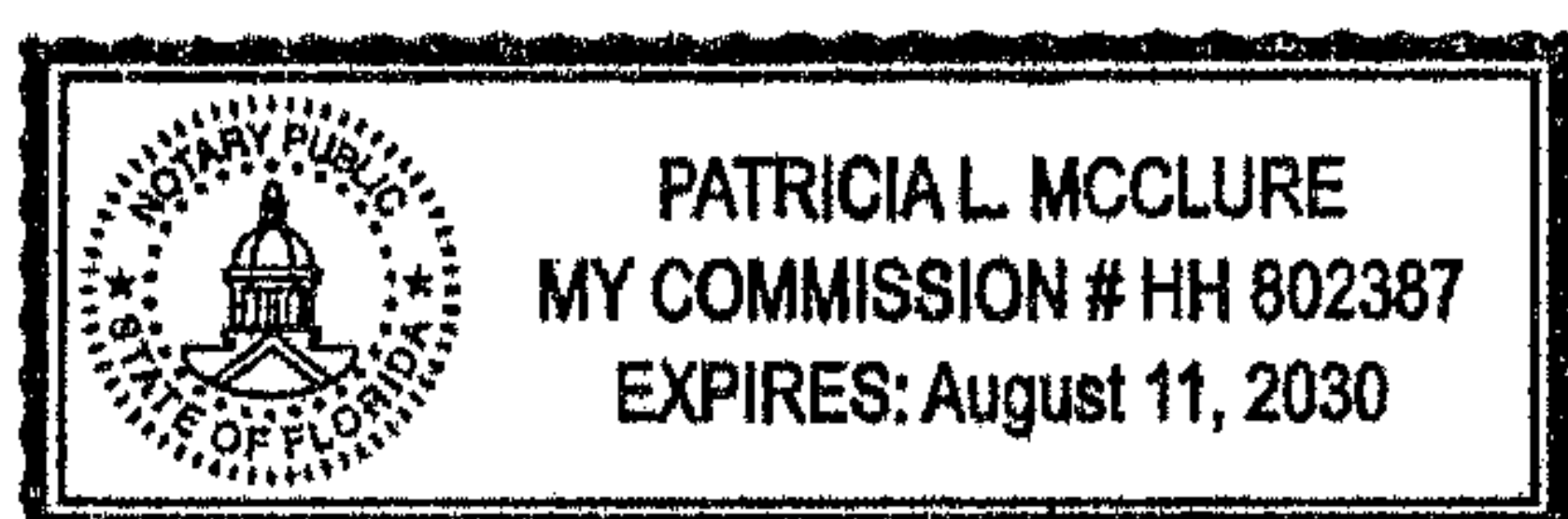
Patricia L. McClure
Name: Patricia L. McClure
Address: 1226 N. Tamiami Trail #201
Sarasota, FL 34236

Teresa Wyer
Name: TERESA Wyer
Address: 1226 N. Tamiami Trail #201
Sarasota, FL 34236

By: [Signature]
Steven D. Roskamp
As its Authorized Signatory

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me, by means of ☒ physical presence, or ☐ online notarization, this 24th day of September, 2026 by Steven D. Roskamp, as Authorized Signatory of Sarasota Bay Club, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me, or ☐ produced _____ as identification.



Patricia L. McClure
Signature of Notary Public - State of Florida
Patricia L. McClure
Name of Notary