

This Instrument Prepared
Without Examination of Title
By: DAVID R. CORNISH
ATTORNEY-AT-LAW
355 Venice Ave. W.
Venice, Florida 34285
Parcel ID No. 0402032001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129938 2 PG(S)
September 24, 2026 03:49:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, executed this 10th day of September, 2026, between John Drury and Marcia Drury, Husband and Wife, whose address is 1040 Capri Isles Blvd., Unit 101, Venice, FL 34292, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property herein described, Grantors, to John Drury and Marcia Drury, whose address is 1040 Capri Isles Blvd, Unit 101, Venice, FL 34292 for their joint lives (reserving unto themselves a life estate hereunder) without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein below in fee simple absolute, with or without consideration and with or without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, Grantors further reserve unto themselves the right to cancel this deed by reconveyance to the Grantors which shall destroy any and all rights which the Grantees may possess under this deed and upon the death of the survivor of them, the remainder, if any, to James Buchanan Drury, whose address is 10602 Showboat Cove, Austin, TX 78730, Theodore Evans Drury, whose address is 14 Woodland, Winnetka, IL 60093, Christopher Ellis Drury, whose address is 25 Griswold Rd., Rye, NY 10580 and Katherine Darrah Fedena, whose address is 400 West 14th St., Wilmington, DE 19801, as Joint Tenants with Right of Survivorship, Grantees.

With this Warranty Deed, the Grantors are acknowledging the name change of a remainder beneficiary specified in the Warranty Deed dated October 13, 2021 and recorded in Official Records Instrument Number 2021188642 on October 15, 2021 from Katherine Darrah Becker in said deed, to Katherine Darrah Fedena.

(Wherever used herein the terms "Grantor" and "Grantees" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, release and convey unto the Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being the County of Sarasota, State of Florida, to-wit:

Unit 101, GOLF GREEN CONDOMINIUMS, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2273, Page 2898, and all amendments thereto, and as per plat thereof recorded in Condominium Book 29, Pages 17, 17A through 17C, inclusive, as amended in Condominium Book 30, Pages 19, 19A through 19C, inclusive, and all amendments thereto, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, zoning, and other governmental regulations, and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

Grantors fully warrant the title to the Real Property herein described and will defend the same against all lawful claims of all persons whomsoever with the exception of covenants, reservations, restrictions and easements of record, if any and taxes for the current year and subsequent years.

NOTE: the life tenants reserve the right to sell, convey, mortgage, commit waste, lease, and otherwise deal with the subject property on their signature alone or the signature of the surviving life tenant and without the necessity of joinder by the remaindermen. The life tenants or the surviving life tenant may do anything with regard to the property on their signature alone, just as if they owned an undivided fee simple interest including changing the remaindermen or extinguishing the remainder interest altogether without joinder of the remaindermen.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

WITNESS:

[Signature]
Print Name: Craig Wilkes

[Signature]
JOHN DRURY

Address: 355 W. Venice Ave., Venice, FL 34285

[Signature]
DEBRA LAMBERT
Print Name: _____

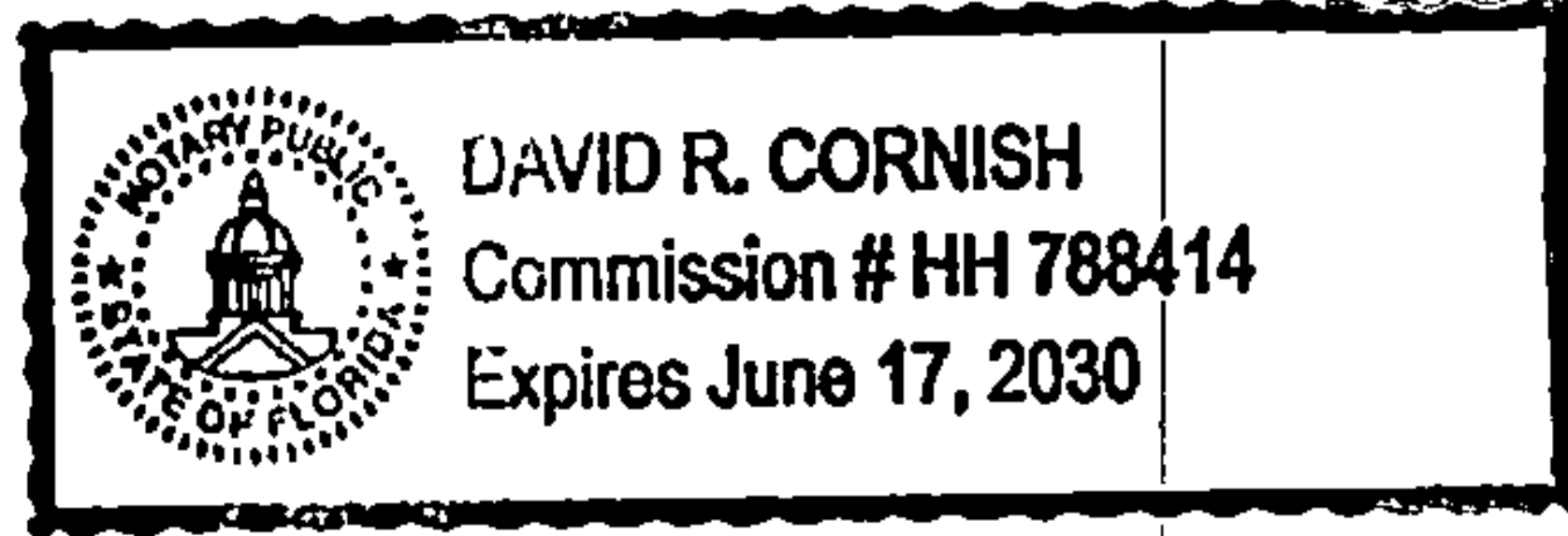
[Signature]
MARCIA DRURY

Address: 355 W. Venice Ave., Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of September, 2026 by means of ☒ physical presence or ☐ online notarization, by John Drury and Marcia Drury, Husband and Wife, who (Notary choose one) ☒ are personally known to me or who ☐ have produced _____ as identification.





NOTARY PUBLIC
David R. Cornish
Print Name of Notary Public
My Commission Expires: 06/17/30