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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472184

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

OXSANA MELNICHENKO, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

Doc Stamp-Deed: \$0.70

Document Stamp Tax: \$0.70

[Space Above This Line Reserved For Recording Data]

Warranty Deed

This Indenture made by and between **MARIA M. GRIFFIN** (now known as **MARIA M. EASDALE**), a married woman (hereinafter known as "Grantor"), whose post office address is 300 San Marco Drive, Venice, FL 34285 and **MARIA M. EASDALE, Trustee** (hereinafter known as "Grantee") of the **MARIA M. EASDALE TRUST** dated February 17, 2022 (the "Trust"), whose post office address is 300 San Marco Drive, Venice, FL 34285:

(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 conveyed to the said Grantee the following described property (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to any and all tax exemptions, as applicable, the Grantor may be entitled to personally, including the homestead property tax exemption pursuant to the provisions of Florida Statute 196.041(2).

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Subject to all reservations, covenants, conditions, restrictions, mortgages, easements of record, to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any, and taxes accruing subsequent to December 31, 2025.

Together with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto or in anywise appertaining.

To Have and to Hold the Subject Property with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:
 - a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
 - c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;
 - d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;

- e. To manage, control, operate, and dispose of said real estate, to collect the rents, issues, and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.
- 2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.
- 3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.
- 4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts, and requirements of this instrument.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to 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 specifically, MARIA M. GRIFFIN (now known as MARIA M. EASDALE) warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 300 San Marco Drive, Venice, FL 34285.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 26 day of MARCH, 2024

Signed, sealed, and delivered in our presence:

Witness #1 Signature &
Printed Name: Oksana Melnichenko
Address: 229 Pensacola Road, Venice, FL 34285

Witness #2 Signature &
Printed Name: Joseph Adams
Address: 229 Pensacola Road, Venice, FL 34285

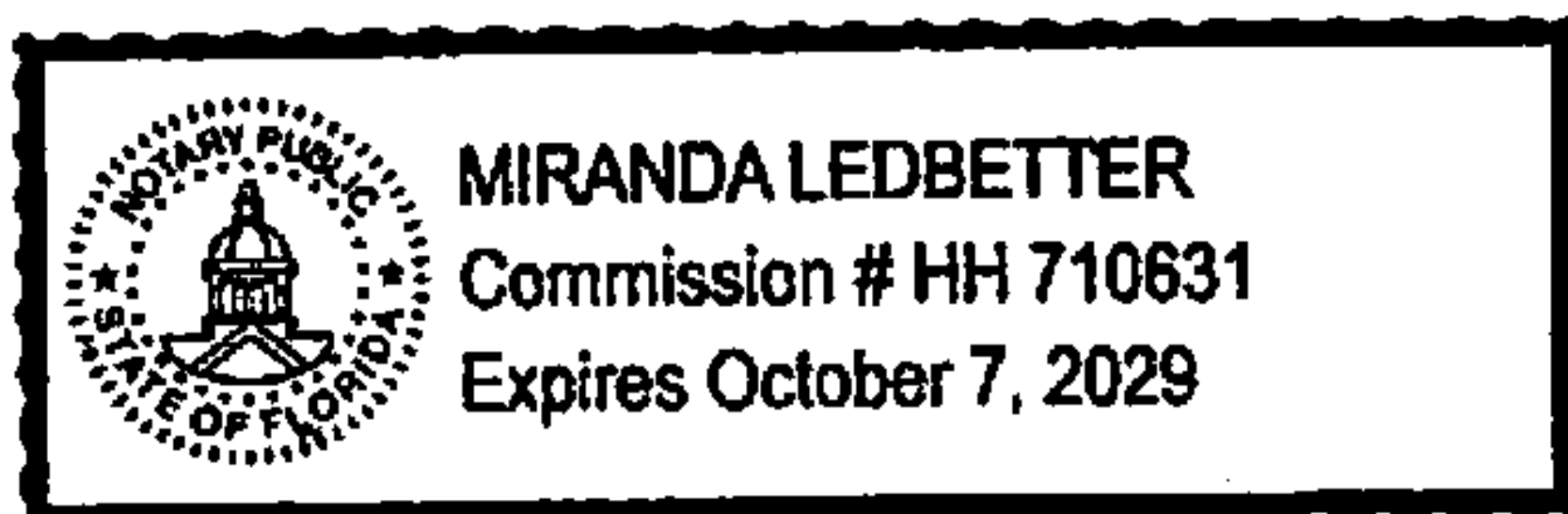
Maria M. Easdale
MARIA M. GRIFFIN (now known as MARIA M. EASDALE), Grantor

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing was acknowledged before me on this the 26 day of MARCH, 2024, by MARIA M. GRIFFIN (now known as MARIA M. EASDALE), by means of physical presence or online notarization, who [choose one:] is personally known to me, or produced the following identification: _____

[Notary Seal, if any]



Miranda Ledbetter
(Signature of Notarial Officer)
Printed Name: Miranda Ledbetter
Notary Public

EXHIBIT "A"

Legal Descriptions

First Parcel:

LOT 1, BLOCK B, CORRECTED AND AMENDED PLAT OF REVISED PLAT OF EAST GATE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0409090002

Second Parcel:

UNIT 1K, GULF 'N BAY APARTMENTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 829, PAGE 24, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0173133031