

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040302 2 PG(S)**

3/27/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472813

Consideration: \$525,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47599-001

Doc Stamp-Deed: \$3,675.00

Property Appraiser's Parcel ID No.: 2005070029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **PAMELA K. MCCOMAS, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE PAMELA K. MCCOMAS REVOCABLE LIVING TRUST DATED JANUARY 4, 2019**, whose address is **1142 11th Avenue Fi, Fox Island, WA 98333** (hereinafter "GRANTOR"), and **ELAN MERKEL AND LYDIA MERKEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1277 Hartsville-Mill River Rd, New Marlborough, MA 01230** (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 9, SUBDIVISION OF BLOCK 87, MAP OF INDIAN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 9, 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.

The named Grantor herein represents 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) Amine Jomni
Printed Name Amine Jomni
P.O. Address 4545 Creekside Dr
Haltom City TX 76137

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

GRANTOR:

**PAMELA K. MCCOMAS, INDIVIDUALLY
AND AS TRUSTEE OF THE PAMELA K.
MCCOMAS REVOCABLE LIVING TRUST
DATED JANUARY 4, 2019**

By: [Signature]
**Pamela K. McComas, Individually
and as Trustee aforesaid**

STATE OF Texas

COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2026, by Pamela K. McComas, Individually and as Trustee of the Pamela K. McComas Revocable Living Trust dated January 4, 2019, who is personally known to me or who has produced Driver License as identification.

Notarized online using audio-video communication

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary

