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3/31/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473915

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29050

Doc Stamp-Deed: \$2,373.00

Consideration: \$339,000.00

General Warranty Deed

Made this March 30, 2026 By **Bernice Silverstein, individually and as Trustee of the Adrienne Silverstein Revocable Trust u/a/d April 26, 2004**, whose post office address is: 13 Sewall Avenue, Apt.#44, Brookline, Massachusetts 02446, hereinafter called the Grantor, to **Robert A. Salsberg and Carole J. Salsberg, husband and wife**, whose post office address is: P.O. Box 461, Grantham, New Hampshire 03753, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 124, Building 3-A, PELICAN COVE, a Condominium, f/k/a Pelican Cove Condominium I, according to the Declaration of Condominium recorded in Official Records Book 1076, Page 397, and Certificate of Merger recorded in Official Records Book 1673, Page 918, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 37 and Condominium Book 9, Page 2, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0126101045**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Bernice Silverstein is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and 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 that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Aileen Martinez
Witness # 1 Printed Name: Aileen Martinez
Post Office Address: 670 W 71st PL Hialeah, FL 33014

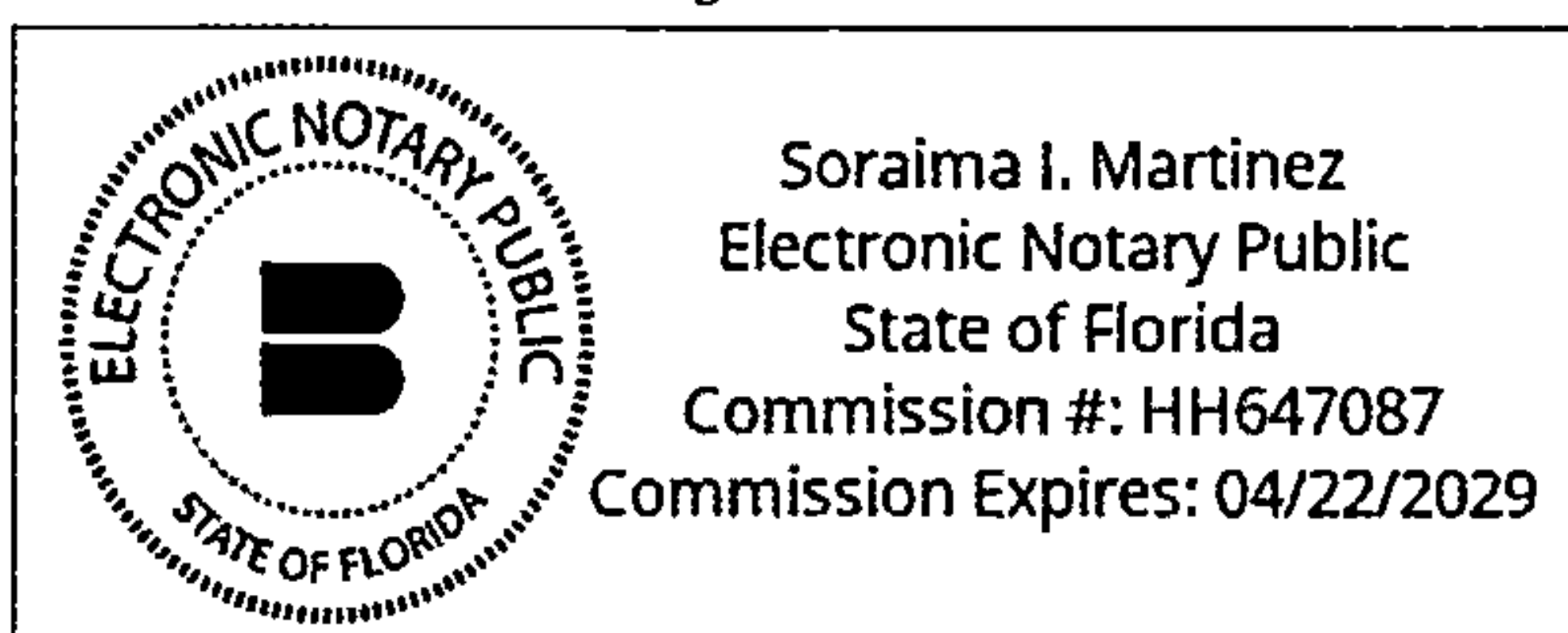
Bernice Silverstein (Seal)
Bernice Silverstein, individually and as Trustee of the
Adrienne Silverstein Revocable Trust u/a/d April 26, 2004

Witness Signature: Soraima I. Martinez
Witness # 2 Printed Name Soraima I. Martinez
Post Office Address: 670 W 71st PL Hialeah, FL 33014

State of Florida
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 04/22/2029. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this March 30, 2026, by Bernice Silverstein, individually and as Trustee of the Adrienne Silverstein Revocable Trust u/a/d April 26, 2004, who is/are personally known to me or who produced Passport as identification.

Notarized online using audio-video communication



Soraima I. Martinez
Notary Public
My Commission Expires: 04/22/2029