

3/31/2026 2:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473931

Doc Stamp 0.70

This instrument prepared by
and after recording return to:

Rodney D. Gerling, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0133051308

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, KATHERINE A. ROSSI, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, KATHERINE A. ROSSI, as Trustee of the KATHERINE A. ROSSI TRUST, dated August 30, 2011, whose mailing address is 409 North Point Road #404, Osprey, FL 34229, all her right, title, and interest in the real property in Sarasota County, Florida, described as follows:

Unit 404, of MERIDIAN IV AT THE OAKS PRESERVE, a Condominium, according to the Delcaration of Condominium thereof recorded in Instrument No. 2004193760, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with all of Grantor's interest in the following limited common Elements:

Covered Parking Space No. P17
Storage Space S11

TOGETHER WITH all tenements, hereditaments and appurtenances belonging or in any way appertaining to the real property.

This property is the homestead of the Grantee. Preparer has conducted no title search and makes no representations regarding the status of the title of this property. Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it

