

3/31/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473955

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE  
Florida Bar #: 0124753  
DHR LAW, PLLC  
2639 Fruitville Road  
Second Floor, Suite 203  
Sarasota, Florida 34237  
(941) 361-1153 PH.  
(941) 827-9818 FX.

Doc Stamp-Deed: \$4,270.00

### WARRANTY DEED

This Warranty Deed is made by **Jonathan Eric Albert and Nicole Lauren Albert**, husband and wife, whose post office address is: 6245 Weymouth Drive Sarasota, FL 34238, hereinafter collectively referred to as "Grantor", to **Amy J. Katz, Trustee of the Amy J. Katz Revocable Trust u/a dated March 19, 2025**, whose post office address is: 171 Whittier Drive Sarasota, FL 34236, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

***Lot 88, GARDEN VILLAGE, PHASE 3B, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 109, of the Public Records of Sarasota County, Florida.***

The Property Appraiser's Parcel Identification Number of the above-described real property is 0047150088.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustees shall have the full power and authority as set forth in Florida Statute 689.073, including without limitation to protect, conserve, sell, lease, mortgage, encumber or otherwise manage and dispose of the real property conveyed herein.


The Trustees shall have authority pursuant to the term so the trust to grant a beneficiary right of possession for life sufficient for homestead exemption to **Brayden Katz**, for the remainder of their life according to Florida Statutes 196,041.

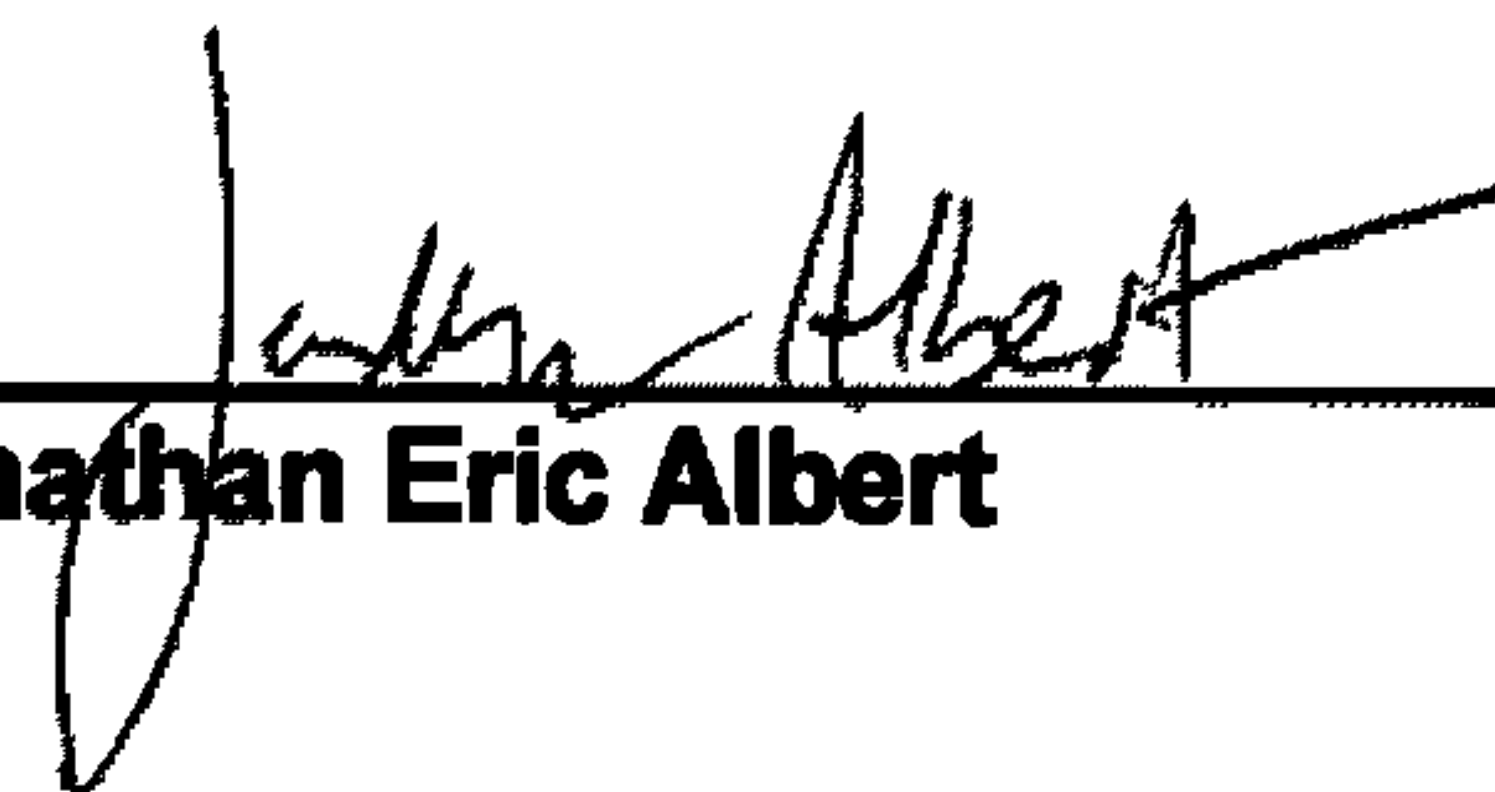
The Trustees shall have no personal liability, and any liability shall be limited to the assets in the Trust. The interest of any beneficiaries of the Trust shall be interests in personal property only.

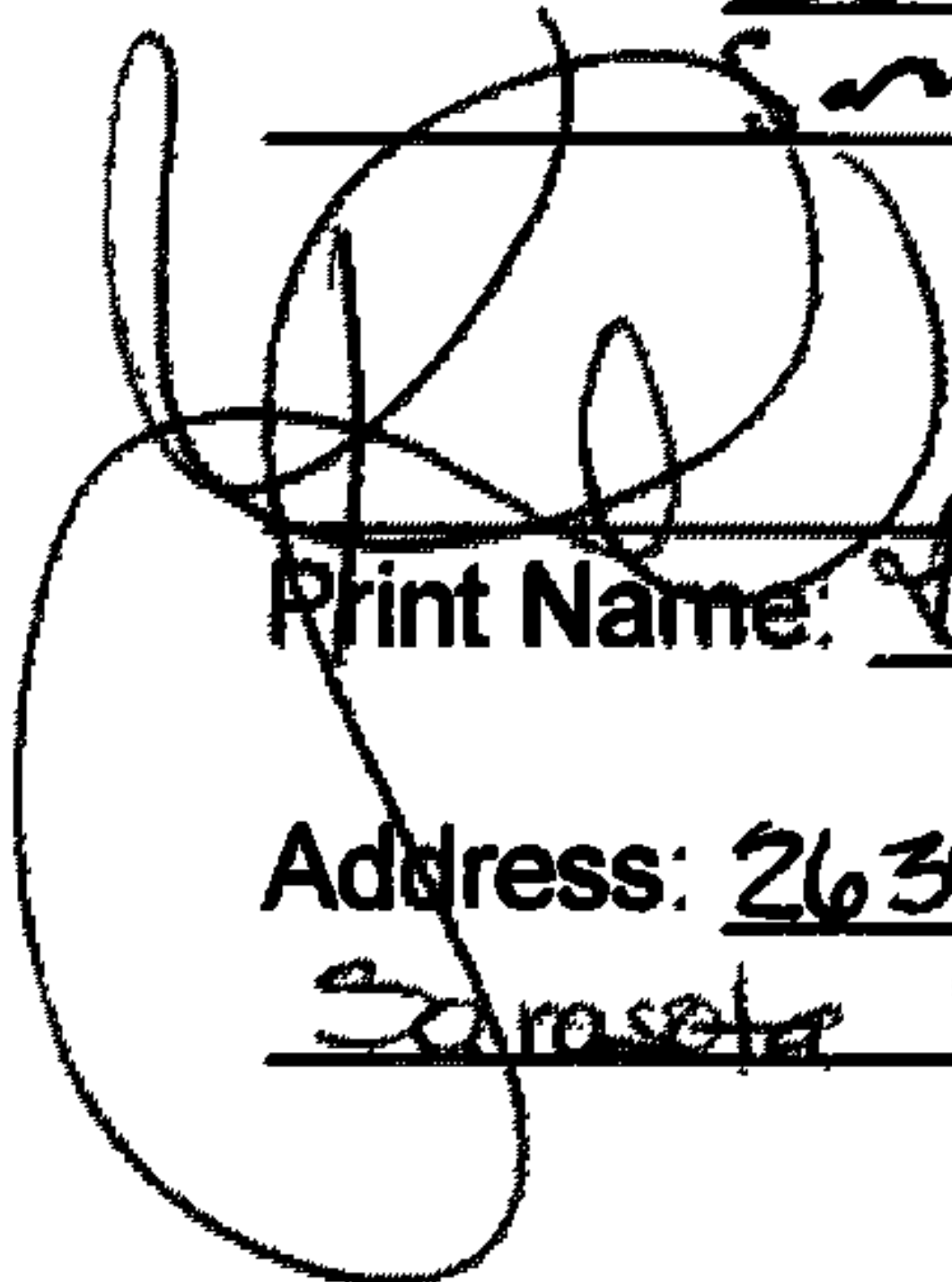
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 30 day of March, 2026.

**WITNESSES AS TO BOTH:**

  
Print Name: Chris Hurler  
Address: 2689 Fruitville Rd #203  
Sarasota FL 34237

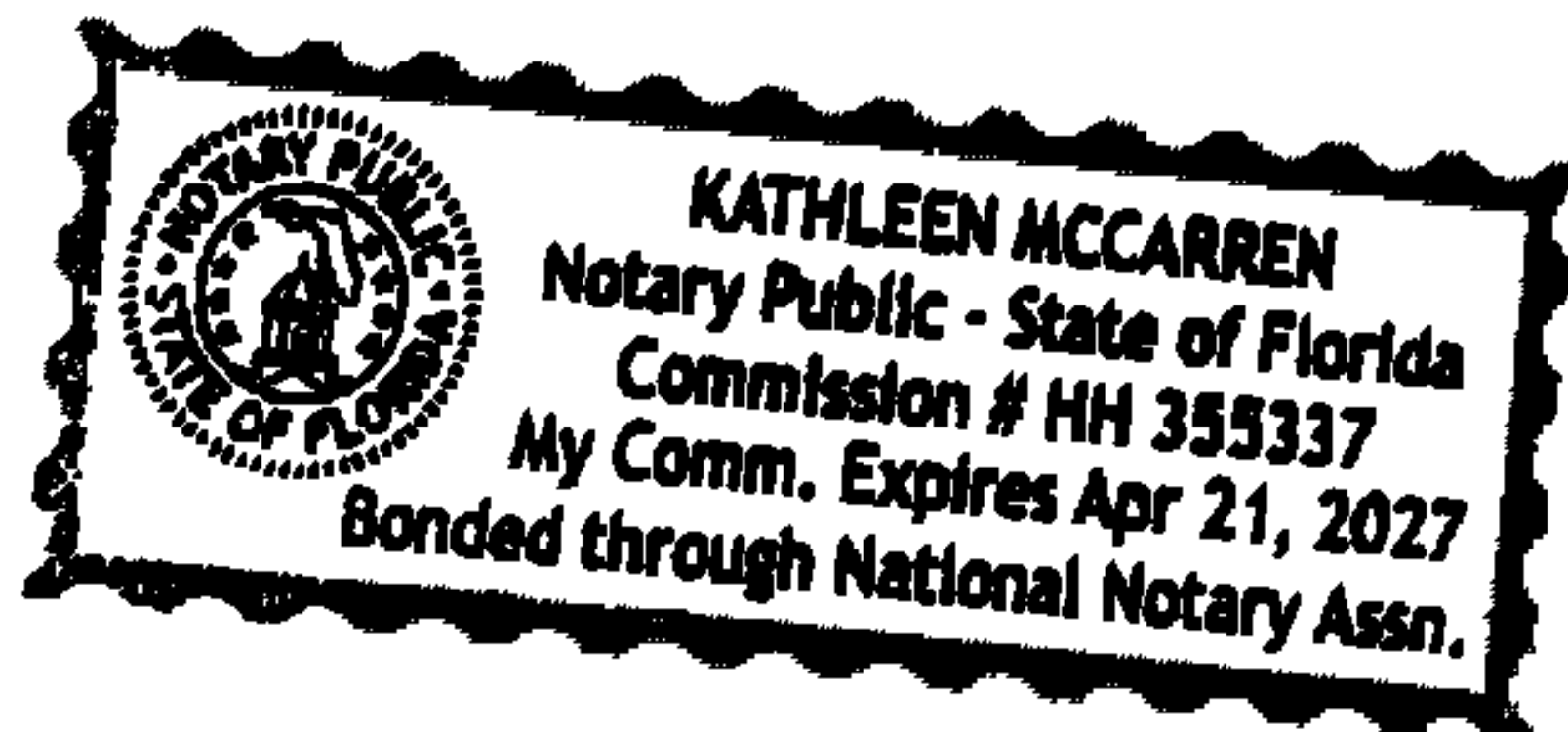
  
Jonathan Eric Albert

  
Print Name: Kathy Morgan  
Address: 2639 Fruitville Rd #203  
Sarasota FL 34237

  
Nicole Lauren Albert

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of March, 2026, by **Jonathan Eric Albert and Nicole Lauren Albert**, who are (Notary choose one)  personally known to me, or  who have produced anek l... as identification.



  
Notary Public  
Print Name: Kathleen McCarren  
My Commission Expires: 4/21/27