

3/31/2026 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473997

Doc Stamp-Deed: \$8,925.00

Consideration: \$1,275,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Property Appraiser's Parcel ID No.: 0105046063

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 30th day of March, 2026, by and between **TNG FLORIDA 704E LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **14700 Nicole Drive, Irwin, PA 15642** (hereinafter "GRANTOR"), AND **ERNEST TSORVAS, AS TRUSTEE OF THE ERNEST AND MOLLY TSORVAS REVOCABLE TRUST DATED DECEMBER 28, 2015**, whose address is **525 North Main Street, Naperville, IL 60563** (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:

APARTMENT 704, BUILDING E, GULF AND BAY CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1326, PAGE 768, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 13, PAGE 9, AS AMENDED, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(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:

GRANTOR:

(1) Keith Spruill
Printed Name Keith Spruill
P.O. Address 2542 Park Hill
Drive, Pittsburgh, PA 15221

TNG Florida 704E LLC, a Florida Limited Liability Company

By: G. Keith Staso
A. Keith Staso
Its Manager

(2) Emma Oberg
Printed Name Emma Oberg
P.O. Address 6922 McPherson Blvd,
apt 2, Pittsburgh, PA, 15209

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2026, by A. Keith Staso, Manger of FNG Florida 704E LLC, a Florida Limited Liability Company who is/are personally known to me or who has/have produced PA DL as identification.

Diane M. Roth
Signature of Notary Public

Diane M. Roth
Print, Type/Stamp Name of Notary

