

3/31/2026 4:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474197

Doc Stamp-Deed: \$2,240.00

Consideration: \$320,000.00

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

Property Appraiser's Parcel ID No.: 0170151308  
(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED TO TRUSTEE

**THIS WARRANTY DEED TO TRUSTEE**, is made this 31st day of March, 2026, by and between **Karen Mills-Lynch and Thomas Lynch, wife and husband**, whose address is **21042 Decatur Street, Lewes, DE 19958** (hereinafter "GRANTOR"), and **Martin Myers and Suzanne Myers, as Trustees of the Martin and Suzanne Myers Family Trust dated June 13, 2019**, whose address is **1465 Hooksett Road, Hooksett, NH 03106** (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:

UNIT 204, THE INLETS, A CONDOMINIUM, CARRIAGE HOMES "D", ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1771, PAGE 203 THROUGH 240, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 24, PAGE 17, 17A AND 17B, AND AMENDMENTS THEREOF, 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.

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.

*{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) [Signature]  
Printed Name Karen Paronawke  
P.O. Address: 201 Center Road, Suite 210  
Venice, FL 34285

(2) [Signature]  
Printed Name Samantha M. Bo  
P.O. Address: 201 Center Road, Suite 210  
Venice, FL 34285

GRANTOR:

[Signature]  
**Karen Mills-Lynch**

[Signature]  
**Thomas Lynch**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of March, 2026, by Karen Mills-Lynch and Thomas Lynch,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

