

Prepared By: Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Ave, Suite 100
Sarasota, FL 34237
File Number: 14861-L
Parcel ID #: 0094-11-1166
Sales Price: \$100.00

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042033 2 PG(S)**

3/31/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474233

WARRANTY DEED

Doc Stamp-Deed: \$0.70

THIS WARRANTY DEED, dated March 31, 2026 by STEVEN BEN GORDON, a single person, whose post office address is: 29-27 200th Street, #LL, Bayside, NY 11360, hereinafter called the GRANTOR, to STEVEN BEN GORDON, a single person and ROCHELLE ELLEN YOUNGELMAN, a single person, as joint tenants with right of survivorship, whose post office addresses are: 29-27 200th Street, #LL, Bayside, NY 11360, hereinafter collectively called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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, viz:

Unit 104, Building 20, Admirals Walk, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2005102528, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Lisa Darley

Print Name: Lisa Darley
Witness Address: _____

Steven Ben Gordon

STEVEN BEN GORDON

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

Heath Bogner

Print Name: Heath Bogner
Witness Address: _____

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me, by means of K physical presence or _____ online notarization, this 31 day of March, 2026, by STEVEN BEN GORDON, who is personally known to me: _____ or who has produced a driver's license as identification: X.

Christa

Notary Signature

(NOTARY SEAL)

(Type, Print or Stamp Name)

I am a Notary Public in and for the State of Florida
and my commission expires on: _____.

NOTARY PUBLIC
STATE OF FLORIDA
LISA DARLEY
Commission # HH 288020
Expires September 13, 2026