

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043317 2 PG(S)**

4/2/2026 2:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475263

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29098

Doc Stamp-Deed: \$5,950.00

Consideration: \$850,000.00

General Warranty Deed

Made this April 2, 2026 By **Bruce W. Charity and Gabriele Charity, individually as husband and wife and as Trustees of The Bruce W. Charity and Gabriele Charity Joint Living Trust u/a/d May 25, 2005**, whose post office address is: 93 Inlets Blvd., Nokomis, Florida 34275, hereinafter called the Grantor, to **Mark Angelini and Micheline Martin, husband and wife**, whose post office address is: 599 Lakeshore Road, Beaconsfield, QC Canada H9W 4K5, , hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the 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 Ten Dollars, (\$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:

Unit 166, Building 21, Pelican Cove Condominium (f/k/a Pelican Cove Condominium XV), a condominium, according to the Declaration of Condominium recorded in Official Records Book 1365, Page 477, and by Certificate of Merger recorded in Official Records Book 1673, Page 918, and as per plat thereof recorded in Condominium Book 12, Page 15, 15A and 15B, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0126062034**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Bruce W. Charity and Gabriele Charity are still acting as Trustees.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

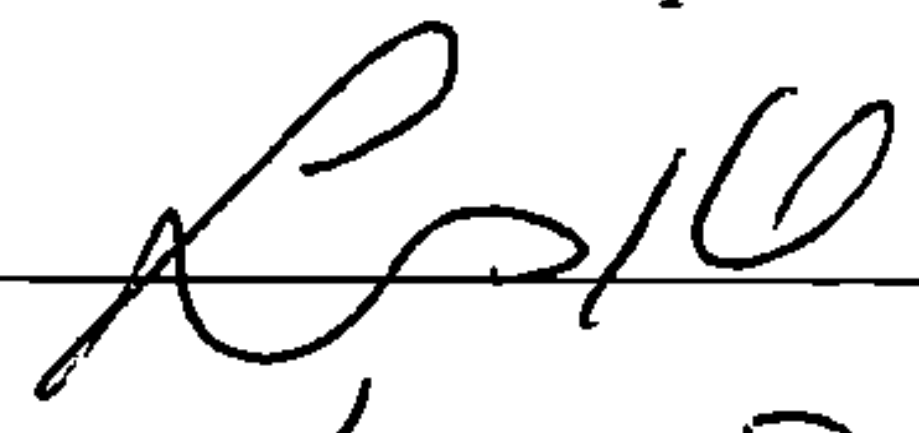
To Have and to Hold, the same in fee simple forever.

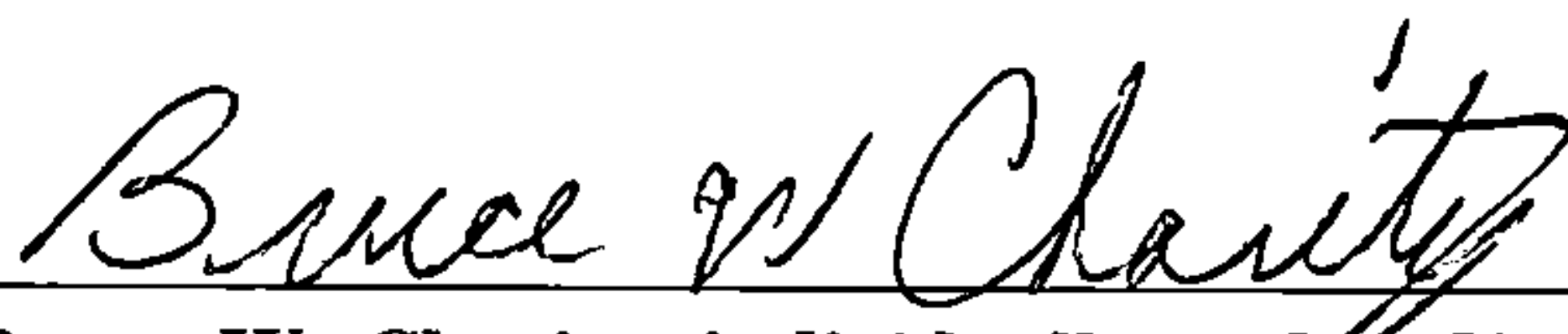
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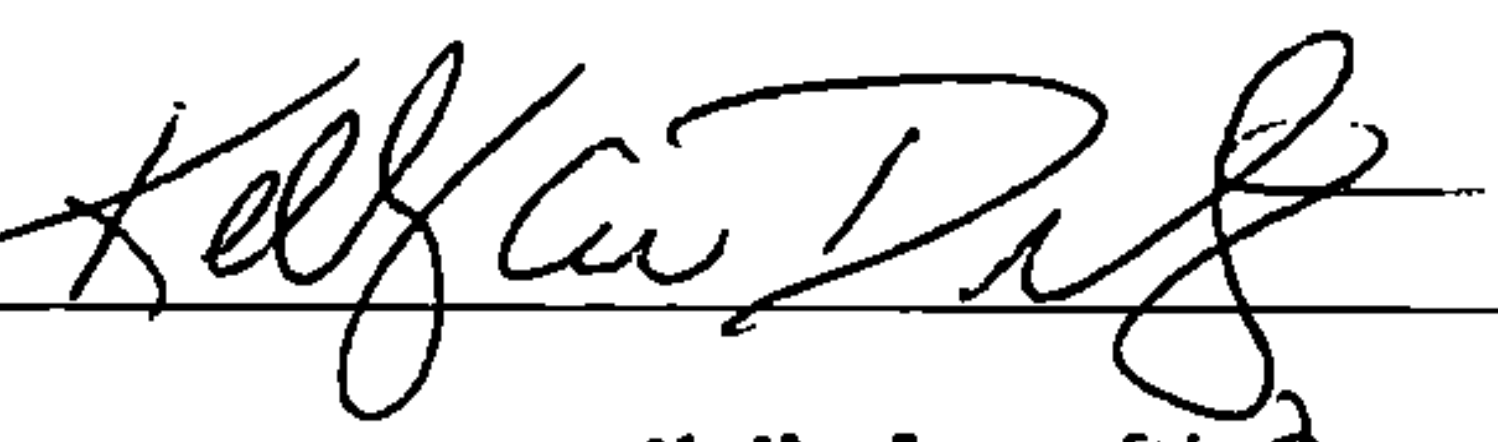
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

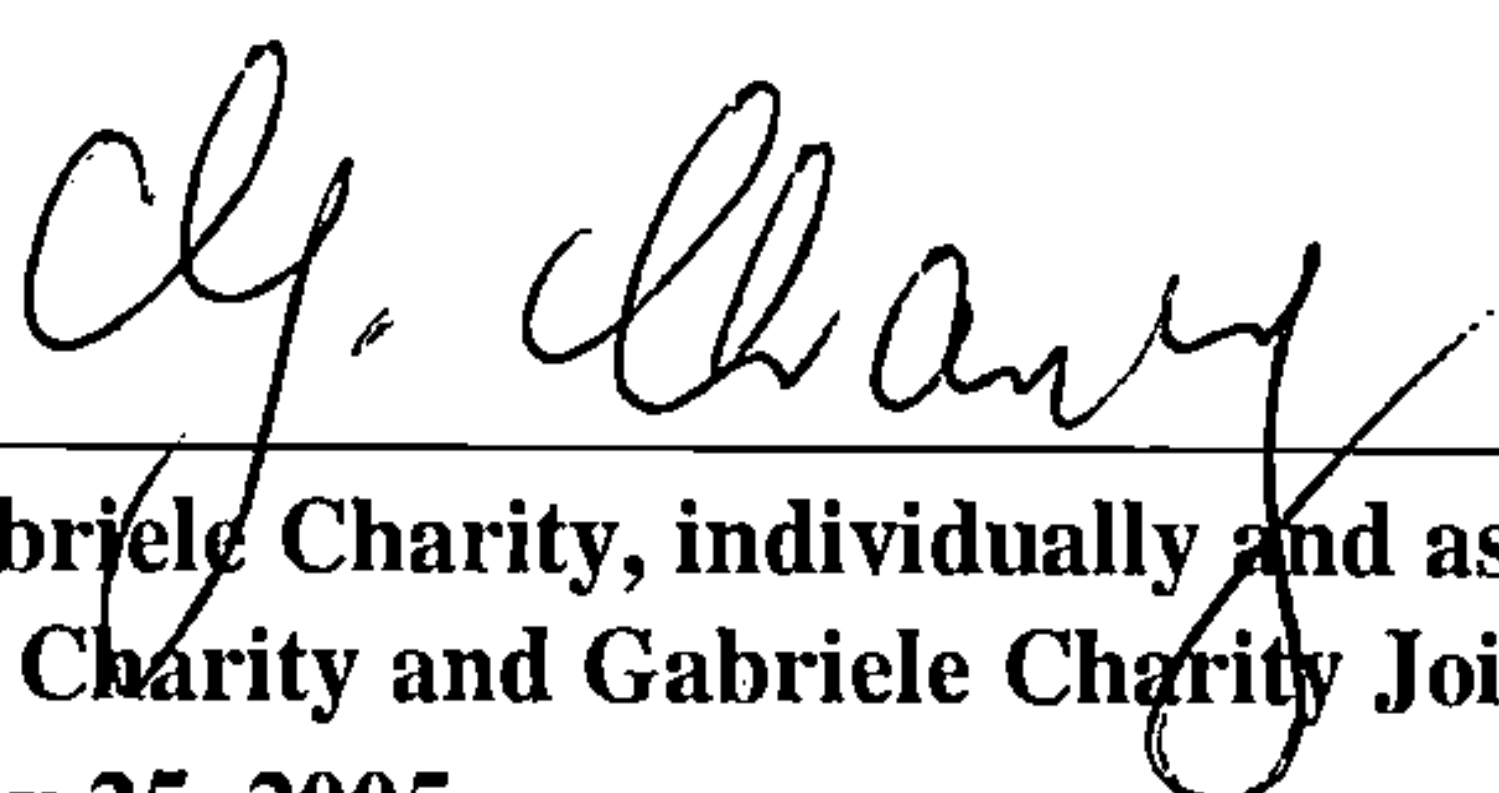
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

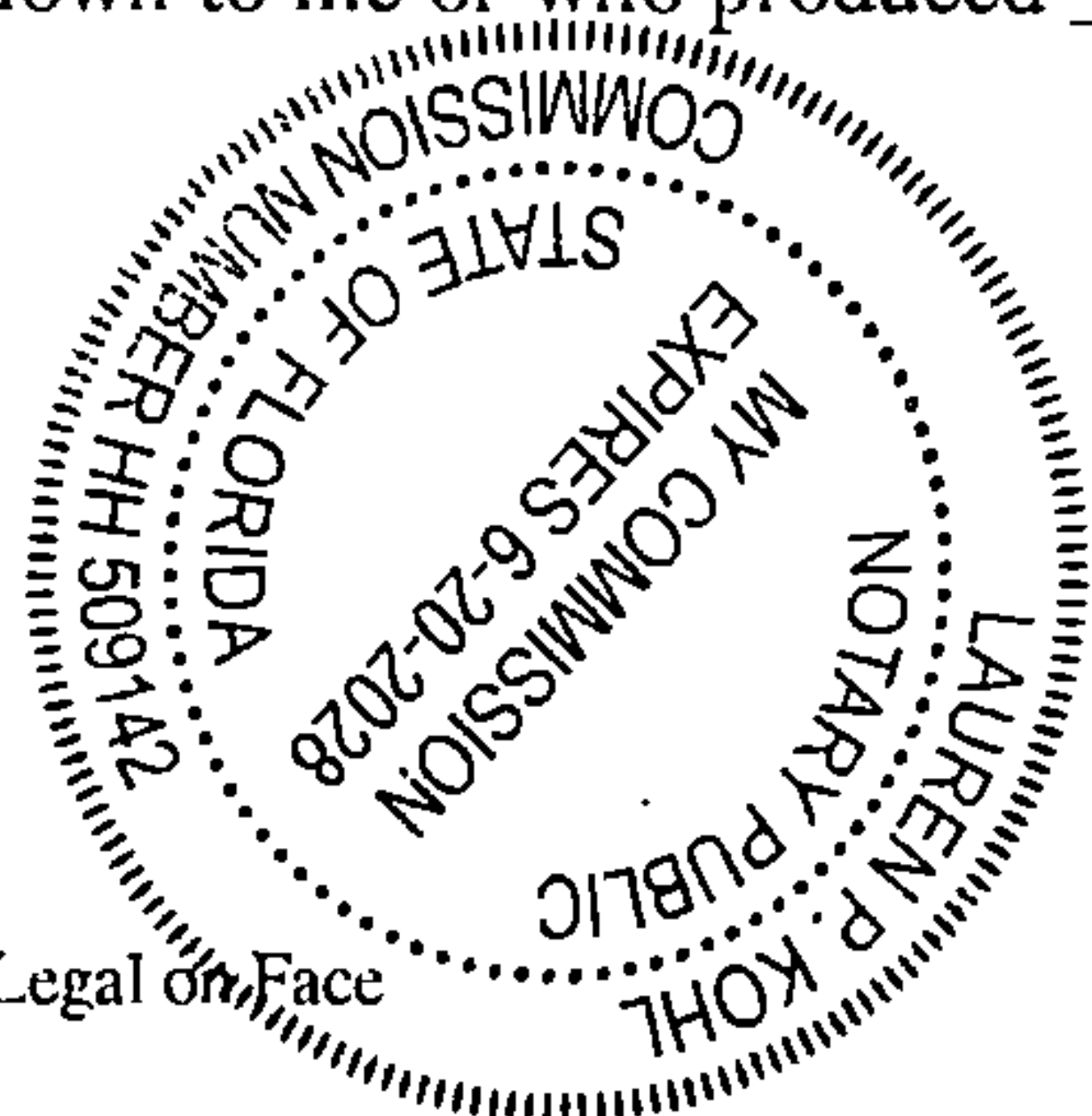
 (Seal)
Bruce W. Charity, individually and as Trustee of The Bruce W. Charity and Gabriele Charity Joint Living Trust u/a/d May 25, 2005

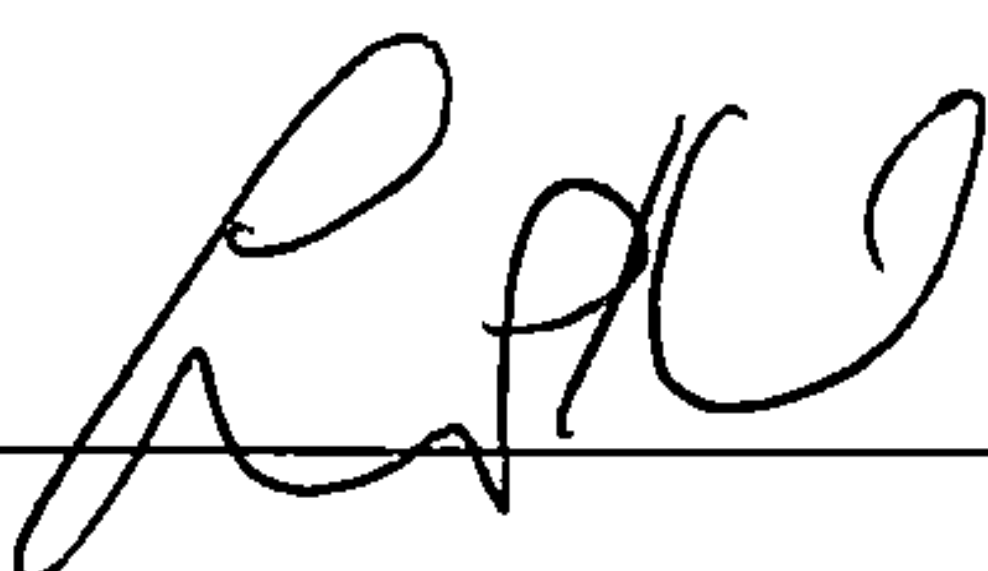
Witness Signature: 
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

 (Seal)
Gabriele Charity, individually and as Trustee of The Bruce W. Charity and Gabriele Charity Joint Living Trust u/a/d May 25, 2005

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____ . The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this April 15th, 2026, by Bruce W. Charity and Gabriele Charity, individually and as Trustees of The Bruce W. Charity and Gabriele Charity Joint Living Trust u/a/d May 25, 2005, who are personally known to me or who produced DL as identification.




Notary Public
My Commission Expires: _____