

Consideration: \$3,190,000.00

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

4/2/2026 3:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475370

Property Appraiser's Parcel ID No.: 2009-09-8030

Doc Stamp-Deed: \$22,330.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 1st day of April, 2026, by and between **LYNN G. MARSH, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE LYNN G. MARSH TRUST U/D/T APRIL 10, 1996, AS AMENDED AND RESTATED ON JANUARY 12, 2016**, whose address is **990 Boulevard of the Arts #1102, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **ANITA PIERCE ERWIN, AS TRUSTEE OF THE ANITA M. PIERCE ERWIN TRUST AGREEMENT U/A/D MAY 18, 1991, AS AMENDED**, whose address is **990 Boulevard of the Arts #1101, Sarasota, FL 34236** (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 1102, BEAU CIEL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2003175312, AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 36, PAGE 20, AS AMENDED, 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.

The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(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) *Gabrielle Turpin*
Printed Name Gabrielle Turpin
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

(2) *Samantha M. Bo*
Printed Name Samantha M. Bo
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

GRANTOR:

**LYNN G. MARSH, INDIVIDUALLY AND AS
TRUSTEE OF THE LYNN G. MARSH TRUST
U/D/T APRIL 10, 1996, AS AMENDED AND
RESTATED ON JANUARY 12, 2016**

Lynn G. Marsh
**Lynn G. Marsh, Individually
and as Trustee aforesaid**

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of April, 2026, by Lynn G. Marsh, Individually and as Trustee of the Lynn G. Marsh Trust u/d/t April 10, 1996, as amended and restated on January 12, 2016, ☐ who is personally known to me or ☒ who has produced FL DL as identification.

Samantha M. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

