

Prepared by and Return to:  
Sandra Cruz  
MSC Title, Inc.  
1605 Main Street, Suite 101, Sarasota, FL 34236  
File No. 2026-268-SXC  
Sales Price: Price: \$1,200,000.00

4/7/2026 3:18 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3476921

Doc Stamp-Deed: \$8,400.00

## General Warranty Deed

Made this 3rd day of April, 2026 By **Bart W. Richert and April Richert, husband and wife**, whose address is: 2950 Del Rio Pike, Franklin, TN 37069, hereinafter called the grantor, to **Kimberly T. Kupferberg, Trustee of The Kimberly T. Kupferberg Trust dated August 25, 2020, and Chipper M. Kupferberg, Trustee of The Chipper M. Kupferberg Trust dated August 25, 2020, as tenants by the entirety**, whose post office address is: 6920 Mt Vernon Ave, Cincinnati, OH 45227, 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, viz:

Unit 903, Building 9, Harbour Oaks at Longboat Key Club, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1638, Page 1340 and amendment recorded in Official Records Book 1709, Page 1620, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0007101037**

**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 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:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]  
Witness Signature above:

[Signature]  
Bart W. Richert  
2950 Del Rio Pike, Franklin, TN 37069

Witness print name below:  
Sandra Cruz

[Signature]  
April Richert  
2950 Del Rio Pike, Franklin, TN 37069

Witness Address:  
1605 Main St. #101  
Sarasota, FL 34234

[Signature]  
Witness Signature above:

Witness print name below:  
R.S. Frankson

Witness Address:  
1405 Main St #101  
Sarasota, FL 34234

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, 2024 by Bart W Richert and April Richert,  who is/are personally known to me or  who has/have produced D.L as identification.

[Signature]  
Signature of Notary Public  
Sandra Cruz  
Print, Type/Stamp Name of Notary

