

Consideration: \$10.00
Documentary Stamps: \$133.70
Recording Fee: \$18.50

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cheri Kuenn, Esq.
525 First Avenue N.
St. Petersburg, FL 33701

4/8/2026 4:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3477807

Doc Stamp-Deed: \$133.70

(FOR INFORMATIONAL PURPOSES ONLY)
Prepared without benefit of title examination.

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of April, 2026, by and between **CATHERINE LOGAR, AN UNREMARIED WIDOW**, whose address is **17 Three Ring Road, Scituate, MA 02066**, AND **WARREN HERMANC AND GAYLE HERMANC, HUSBAND AND WIFE**, whose address is **4 Spyglass Landing Drive, Marshfield, MA 02050** (hereinafter "GRANTOR"), and **CATHERINE LOGAR, AN UNREMARIED WIDOW**, whose address is **17 Three Ring Road, Scituate, MA 02066** AND **WARRAN HERMANC AND GAYLE HERMANC, HUSBAND AND WIFE**, whose address is **4 Spyglass Landing Drive, Marshfield, MA 02050** (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 42, CHARTWELL GREEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1552, PAGES 1532 THRU 1567, INCLUSIVE, AND AMENDMENT THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 38, AS AMENDED IN CONDOMINIUM BOOK 20, PAGE 24, CONDOMINIUM BOOK 21, PAGE 8, CONDOMINIUM BOOK 21, PAGE 16, AND CONDOMINIUM BOOK 21, PAGE 22, AND AMENDMENTS THERETO, 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.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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 Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) [Signature]
Printed Name Samantha M. Bo
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

[Signature]
Catherine Logar
[Signature]
Warren Hermance
[Signature]
Gayle Hermance

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026, by Catherine Logar, Warren Hermance, and Gayle Hermance, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

