

4/9/2026 3:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478266

Prepared by and return to:

Jerome S. Levin

Levin Law, LC

1432 First Street

Sarasota, FL 34236

Doc Stamp-Deed: \$0.70

File Number: 1708.001

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of April, 2026 between

Jacqueline Rene Katz, a single woman whose post office address is **5571 Pembroke Xing, Unit 25, West Bloomfield, MI 48322,,** grantor, and

Jacqueline Rene Katz, as Trustee of the Jacqueline Rene Katz Living Trust u/a/d August 28,2018, whose post office address is **5571 Pembroke Xing, Unit 25, West Bloomfield, MI 48322,** grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Unit 25, Chandlers Forde, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1437, Page 1011, and amendment recorded in Official Records book 1472, Page 265, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 0034123025
4687 Chandlers Forde, Unit 25, Sarasota, FL 34235

Subject to covenants, restrictions, easements, conditions and limitations of record.

TRUSTEE accepts this Deed pursuant to Florida Statute 689.071. TRUSTEE is granted full power and authority to improve, subdivide, protect, conserve, sell, convey, lease, encumber and otherwise manage and dispose of said property pursuant to Florida Statute 689.073(1).

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable;

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall

have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid. In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be identified upon a recording in the public records of Sarasota County, Florida, of a death certificate of the Trustee and evidence of the appointment of the Successor Trustee, the title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

NOTE TO PROPERTY APPRAISER: The Grantee, Jacqueline Rene Katz, a single woman, confirms that under the terms of the Trust Agreement referred to above, he/she has reserved unto him/herself a beneficial interest for his/her life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041, and 689.071 (8)(h), and 689.073.

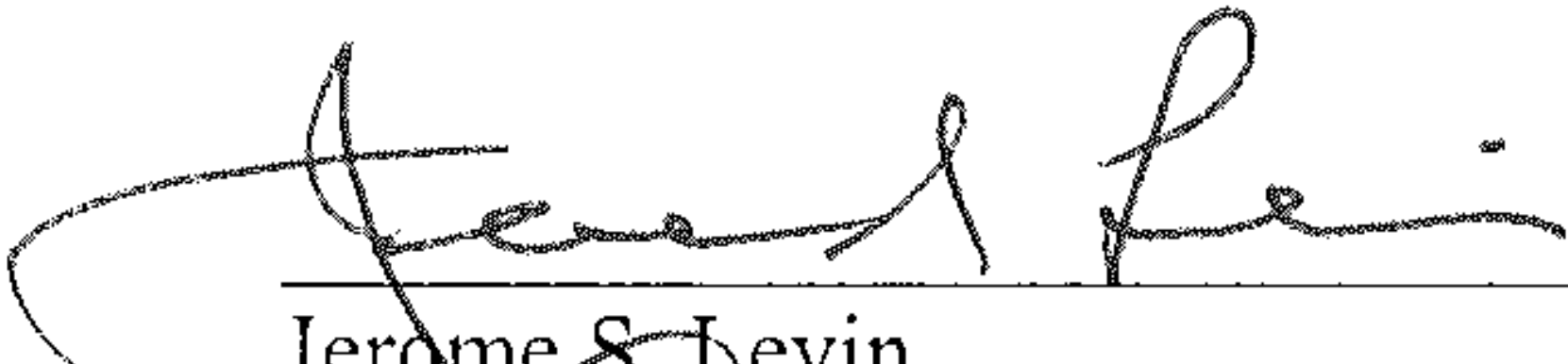
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

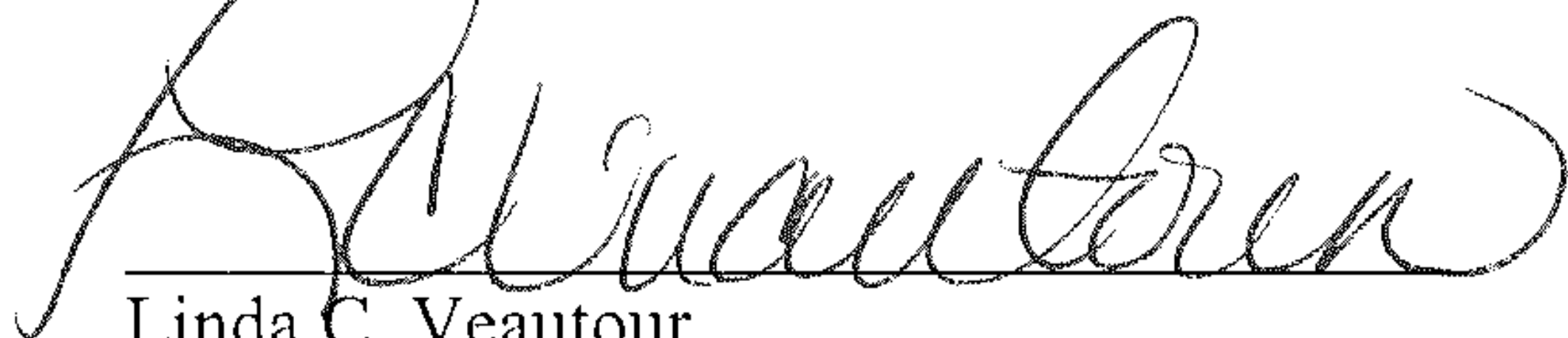
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Jerome S. Levin
1432 1st St., Sarasota, FL 34236

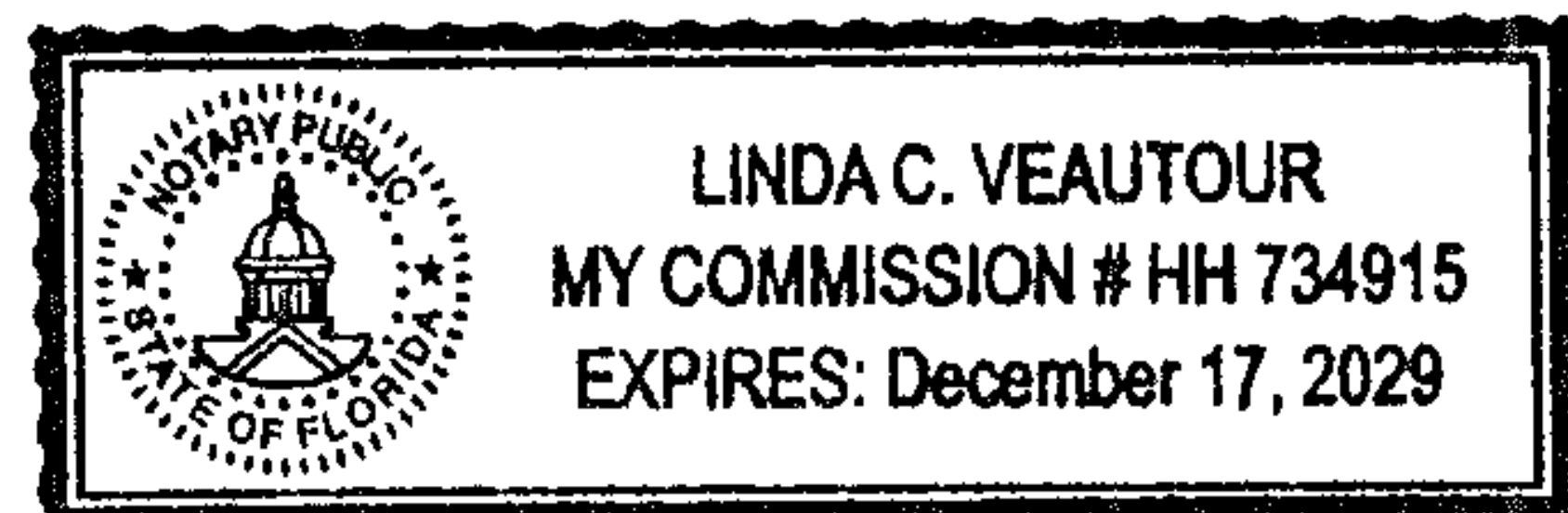

Jacqueline Rene Katz

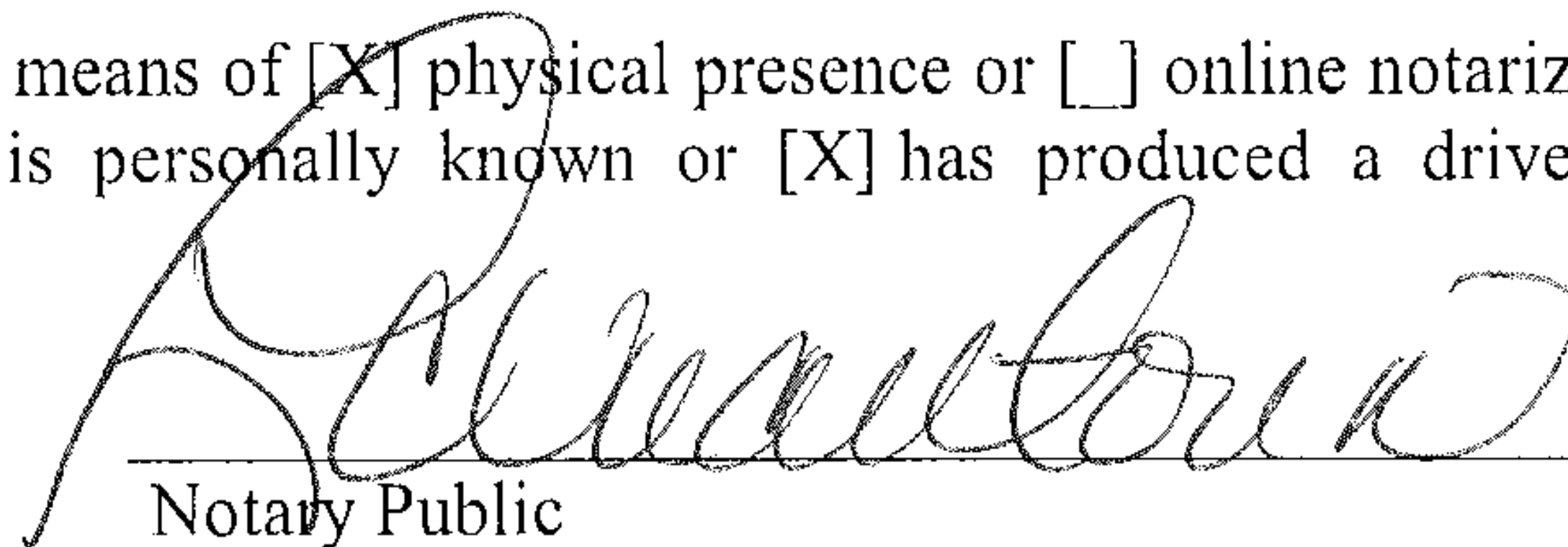

Linda C. Veautour
1432 1st St., Sarasota, FL 34236

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 Jacqueline Rene Katz, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____