

4/10/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478832

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Kathryn Angell Carr, Esq.

Doc Stamp-Deed: \$15,575.00

Consideration: \$2,225,000.00
Doc Stamps: \$15,575.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 10th day of April, 2026, by Walter Stewart and Audrey Stewart, husband and wife ("Grantor") to René M. Shaffer, as Trustee of the René M. Shaffer Declaration of Trust Dated July 12, 2013, as amended and restated, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 37 Country Club Place, Bloomington, IL 61701 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 403, HARBOR VIEW ON GOLDEN GATE POINT, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument No. 2006196292, as thereafter amended, and as per Plat thereof recorded in Condominium Book 40, Pages 6 and 6A through 6H, inclusive, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto and together with Parking Space Numbers 10 & 11 and Yacht Slip 6, as a limited common element, according to said Declaration of Condominium.

The Property Appraiser's Parcel Identification Number for the above described real property is 2010088009.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustee for the René M. Shaffer Declaration of Trust Dated July 12, 2013, as amended and restated (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Jessica Bernat
Witness#1 Print: JESSICA Bernat
Witness #1 Address: 2650 SW 133rd Ave Rd
APT 408 MIAMI, FL 33183

[Signature]
Walter Stewart
Address: 2675 South Bayshore Dr., # 702-S
Miami, FL 33133

Witness#2 Sign: [Signature]
Witness#2 Print: VIVIANNE DELFINO
Witness #2 Address: 111 EDGEWATER DR
APT 13A, MIAMI, FL 33133

[Signature]
Audrey Stewart
Address: 2675 South Bayshore Dr., # 702-S
Miami, FL 33133

STATE OF FLORIDA
COUNTY OF FLORIDA MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of APRIL, 2026, by Walter Stewart and Audrey Stewart.

[Signature]
Notary Public
Print Name: VIVIANNE DELFINO
My Commission Expires: 04/02/2028

Personally Known (OR) Produced Identification _____
Type of identification produced _____

