

4/13/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479552

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE

Florida Bar #: 0124753

DHR LAW, PLLC

2639 Fruitville Road

Second Floor, Suite 203

Sarasota, Florida 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$3,850.00

WARRANTY DEED

This Warranty Deed is made by **Kathleen N. Eyles, a single woman, individually and as Trustee of the Kathleen N. Eyles Revocable Trust U/A/D March 16, 2023, as may be further amended**, whose post office address is: 10037 Cherry Hills Avenue Circle Bradenton, FL 34202, hereinafter referred to as "Grantor", to **Felisa B. Kaplan, a single woman**, whose post office address is: 33 S. Gulfstream Avenue #905 Sarasota, FL 34236, hereinafter referred to as "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 905, of GULFSTREAM TOWERS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 505, Page(s) 53, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 1, Page 13, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number of the above described real property is **2027051060**.

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

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.

Executed on this 10 day of April, 2026.

WITNESSES:

[Handwritten Signature]

Print Name: ERIK DORN

Address:

33 S 61st Ave #901
SARASOTA FL 34236

[Handwritten Signature]

**Kathleen N. Eyles, individually
and as Trustee of the Kathleen N.
Eyles Revocable Trust U/A/D
March 16, 2023, as may be
further amended**

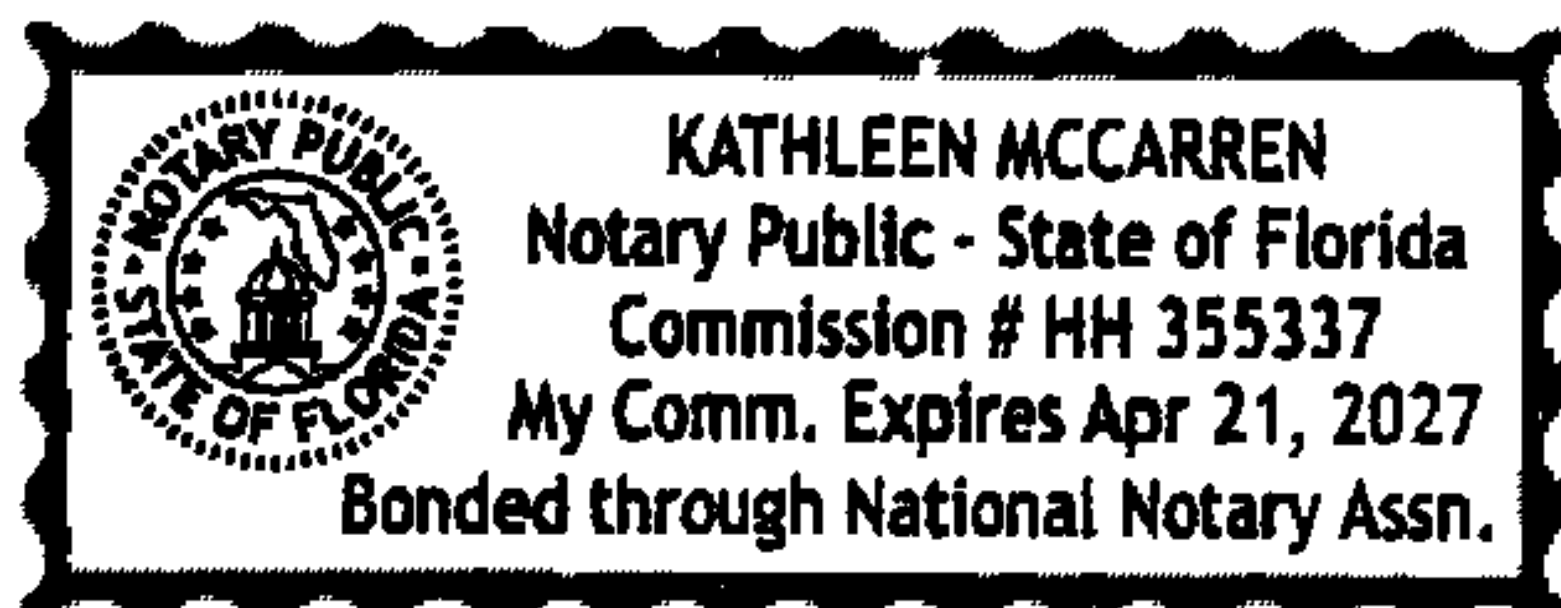
[Handwritten Signature]
Print Name: CHRISTINE

Address:

21891 Fruitville Rd #203
Sarasota, FL 34237

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of April, 2026, by **Kathleen N. Eyles, individually and as Trustee of the Kathleen N. Eyles Revocable Trust U/A/D March 16, 2023, as may be further amended**, who is (Notary choose one) personally known to me, or who has produced Florida Driver's License as identification.



[Handwritten Signature]
Notary Public
Print Name: Kathleen McCarren
My Commission Expires: 4/21/27