

4/15/2026 1:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480712

Prepared by and return to:

Steven Z. Garellek, Esq.
Steinberg Garellek
200 E. Palmetto Park Road, Suite 103
Boca Raton, FL 33432

Parcel ID Number: 0401-14-1010

*** THIS DEED IS EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAXES PURSUANT TO FLA. ADMIN. CODE R. §12B-4.013(28)(E). THE GRANTOR IS A TRUST AND THE PROPERTY IS UNEMCUMBERED AND IS BEING DISTRIBUTED BY THE TRUSTEE TO ITS BENEFICIARIES FOR NO CONSIDERATION.

Trustees' Distributive Warranty Deed

This Trustees' Distributive Warranty Deed, made this 15th day of April, 2026 by **Lorrie King a/k/a Lori Lynn King, John King, and Michael Belz**, as Co-Trustees of **The King Family Trust dated November 14, 2007** (the "Trust"), whose address is 509-118 Merchants Wharf, Toronto, Ontario M5A 0L3 ("Grantor") to **John King, a married man**, whose address is 509-118 Merchants Wharf, Toronto, Ontario M5A 0L3 ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, That the Grantor, for and in consideration of the foregoing wishes to distribute said property to the Grantee in connection with the distribution of the property by the Trust to its beneficiaries, the Grantor has granted, conveyed and conformed unto the Grantee, heirs, successors and assigns forever, all of the interest of the Trust in and to the real property situated in **Sarasota County, Florida**, described as follows:

Unit 503, Building 3, RAVINIA, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument No. 2004097271, as thereafter amended, of the Public Records of Sarasota County, Florida. Together with the Right of Use of Garage Unit #503 as a Limited Common Element appurtenant to the above referenced Condominium Unit.

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

SUBJECT TO taxes and assessments for the year 2026 and subsequent years; all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities; easements, covenants, conditions, restrictions and reservations of record, if any, none of which are reimposed by this deed; and the covenants, conditions, restrictions and easements contained in the aforesaid Declaration of Condominium, and all amendments thereto.

To have and to hold the same in fee simple forever. And Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to 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 whomever.

Grantor certifies that the property described herein was not and has never been the homestead of the settlor of the Trust nor the homestead of any of the current Trustees or the current beneficiaries of the Trust or any spouse of a settlor, Trustee, or beneficiary, nor anyone for whose support to whom a Trustee or beneficiary has or is responsible nor adjacent to any such person's homestead property.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

[Signatures on following pages]

[SIGNATURE PAGE – TRUSTEES’ DISTRIBUTIVE WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed to be effective the day and year first written above.

Signed, sealed and delivered
in the presence of:

T. Russomanno
Signature of Witness 1
Printed Name: Teresa Russomanno
Witness Address: 135 Hawker Road
Maple ON L6A 2J3

John King
**John King, Co-Trustee of The King Family
Trust dated November 14, 2007**

Katrina Robinson
Signature of Witness 2
Printed Name: Katrina Robinson
Witness Address: 3091 TACCAV,
MISSISSAUGA

Lorrie King
**Lorrie King a/k/a Lori Lynn King, as Co-
Trustee of The King Family Trust dated
November 14, 2007**

PROVINCE OF ONTARIO
CITY OF TORONTO

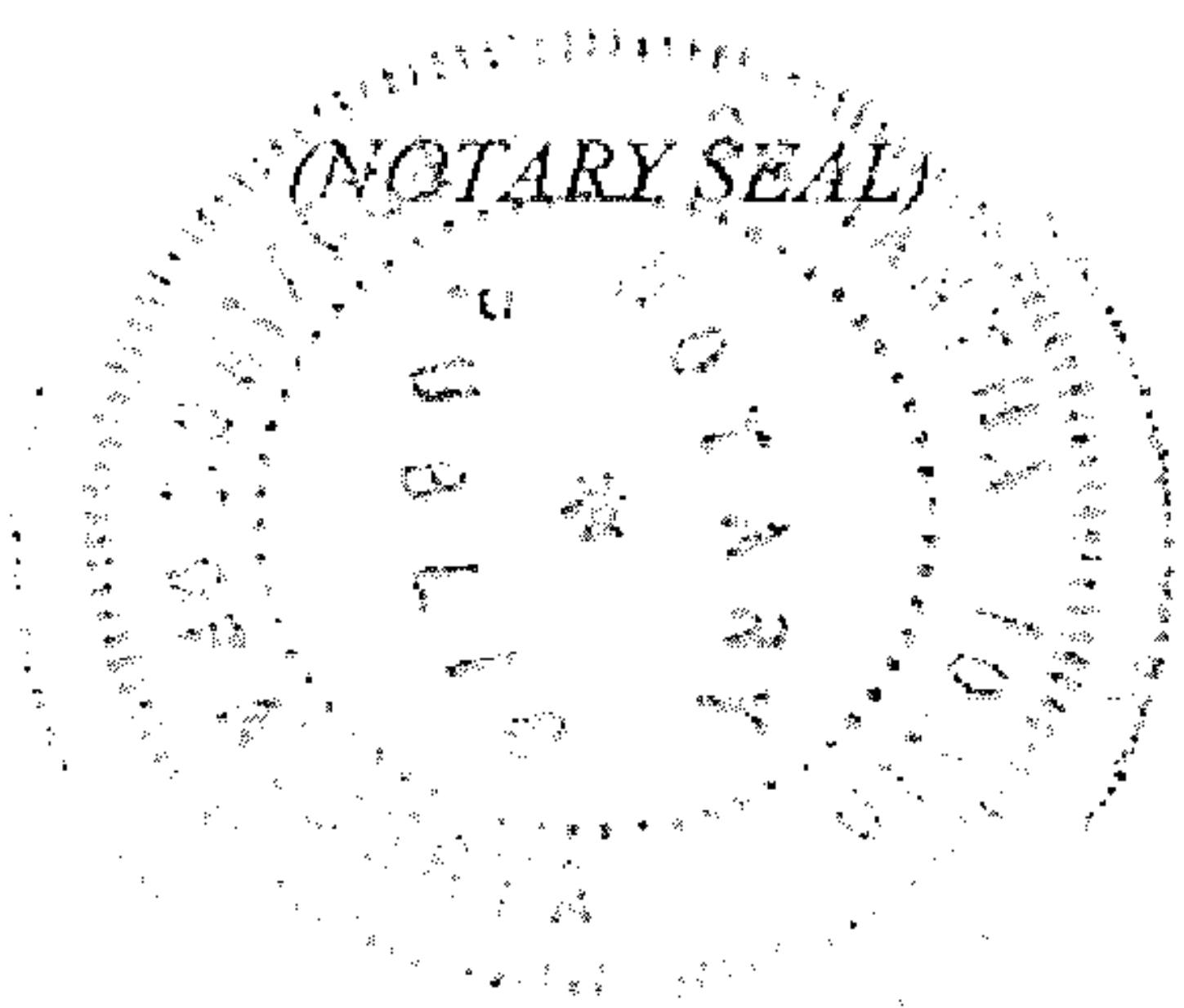
I, Teresa Russomanno
(Printed Name of Witness 1)

do solemnly declare; I was present and did see **John King and Lorrie King a/k/a Lori Lynn King, as Co-Trustees of The King Family Trust dated November 14, 2007**, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of **John King and Lorrie King a/k/a Lori Lynn King, as Co-Trustees of The King Family Trust dated November 14, 2007**, was subscribed before me and the other subscribing witness.

And I have signed T. Russomanno
(Signature of Witness 1)
Witness Address: 135 Hawker Road, Maple ON L6A 2J3

Solemnly declared before me this 7 day of April, 2026, by Teresa Russomanno
(Printed Name of Witness 1)

who is personally known to me or produced the following identification: _____



S. Iorio
Signature of Notary
Printed Name: Samantha Iorio
My Commission Expires: n/a
**Samantha Iorio
Barrister & Solicitor**

[SIGNATURE PAGE – TRUSTEES’ DISTRIBUTIVE WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed to be effective the day and year first written above.

Signed, sealed and delivered in the presence of:

[Signature]
Signature of Witness 1
Printed Name: Teresa Russomanno
Witness Address: 135 Hawker Road
Maple ON L6A 2J3

[Signature]
Michael Belz, Co-Trustee of The King Family Trust dated November 14, 2007

[Signature]
Signature of Witness 2
Printed Name: PRAVITA PRASAD
Witness Address: 203 VIA CAMPVILLE
WOODBRIDGE ON L4H 0V8

PROVINCE OF ONTARIO
CITY OF TORONTO

I, Teresa Russomanno,
(Printed Name of Witness 1)

do solemnly declare; I was present and did see **Michael Belz, as Co-Trustees of The King Family Trust dated November 14, 2007**, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of **Michael Belz, as Co-Trustees of The King Family Trust dated November 14, 2007**, was subscribed before me and the other subscribing witness.

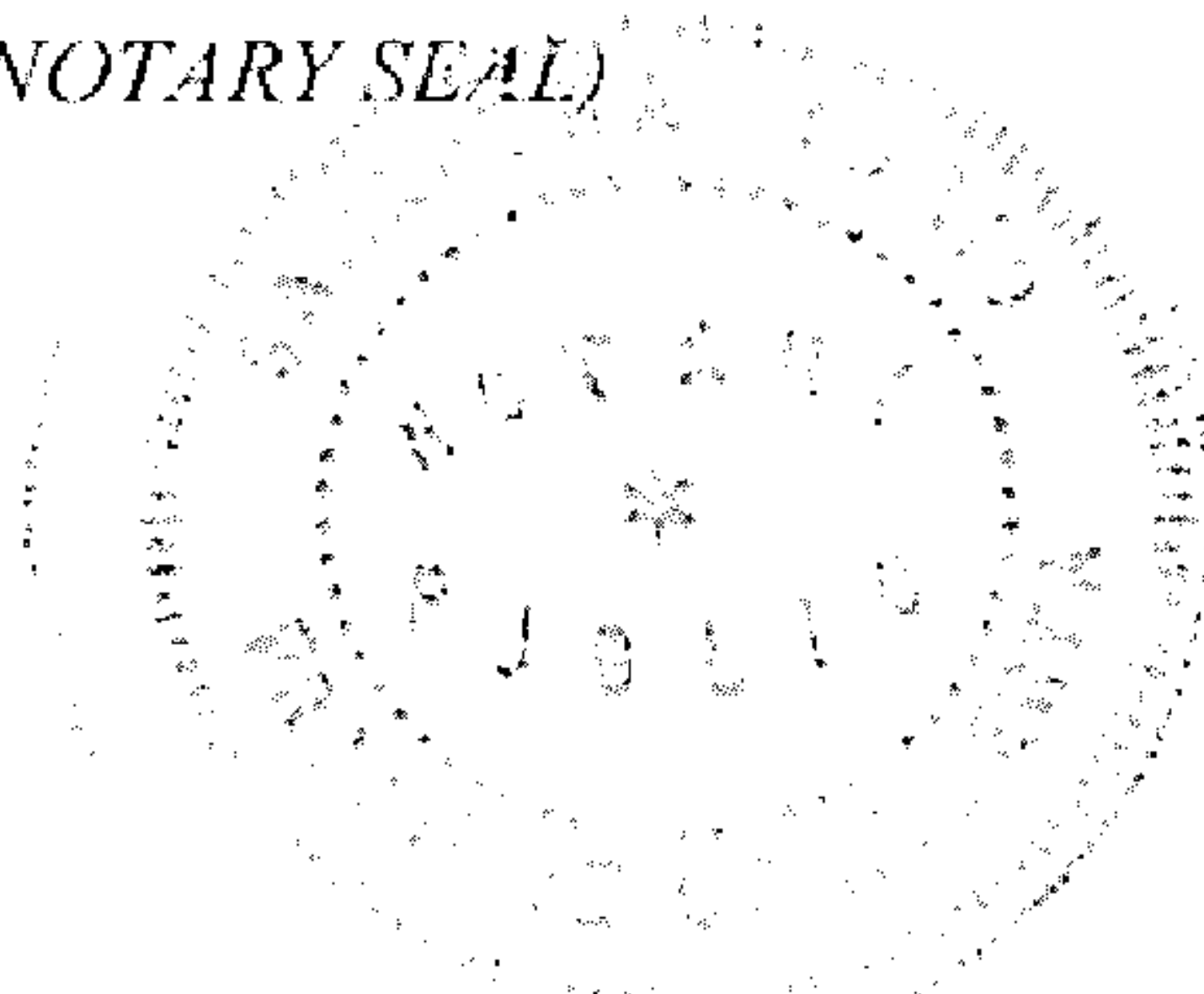
And I have signed [Signature]
(Signature of Witness 1)

Witness Address: 135 Hawker Road, Maple ON L6A 2J3

Solemnly declared before me this 9 day of April, 2026, by Teresa Russomanno,
(Printed Name of Witness 1)

who is personally known to me or produced the following identification: _____

(NOTARY SEAL)



[Signature]
Signature of Notary
Printed Name: Samantha Iorio
My Commission Expires: n/a

Samantha Iorio
Barrister & Solicitor