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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480839

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$3,885.00

File Number: 2026-28

Consideration:\$555,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 15th day of April, 2026 between Louise M. Simmers, Individually and as Trustee of the Simmers Family Trust dated February 15 1994 whose post office address is 21452 Royalton Rd., Apt. 266, Strongsville, OH 44149, grantor, and Kelly Donald Boerhave and Laurel Agnes Boerhave, husband and wife whose post office address is 1631 San Silvestro Drive, Venice, FL 34285, 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:

Lot 126, PELICAN POINTE GOLF & COUNTRY CLUB UNIT 7, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 36, 36A through 36G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0423120046

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

Grantor Hereby Represents that they are the duly appointed and qualified Trustee under the Simmers Family Trust dated February 15 1994 (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

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**.

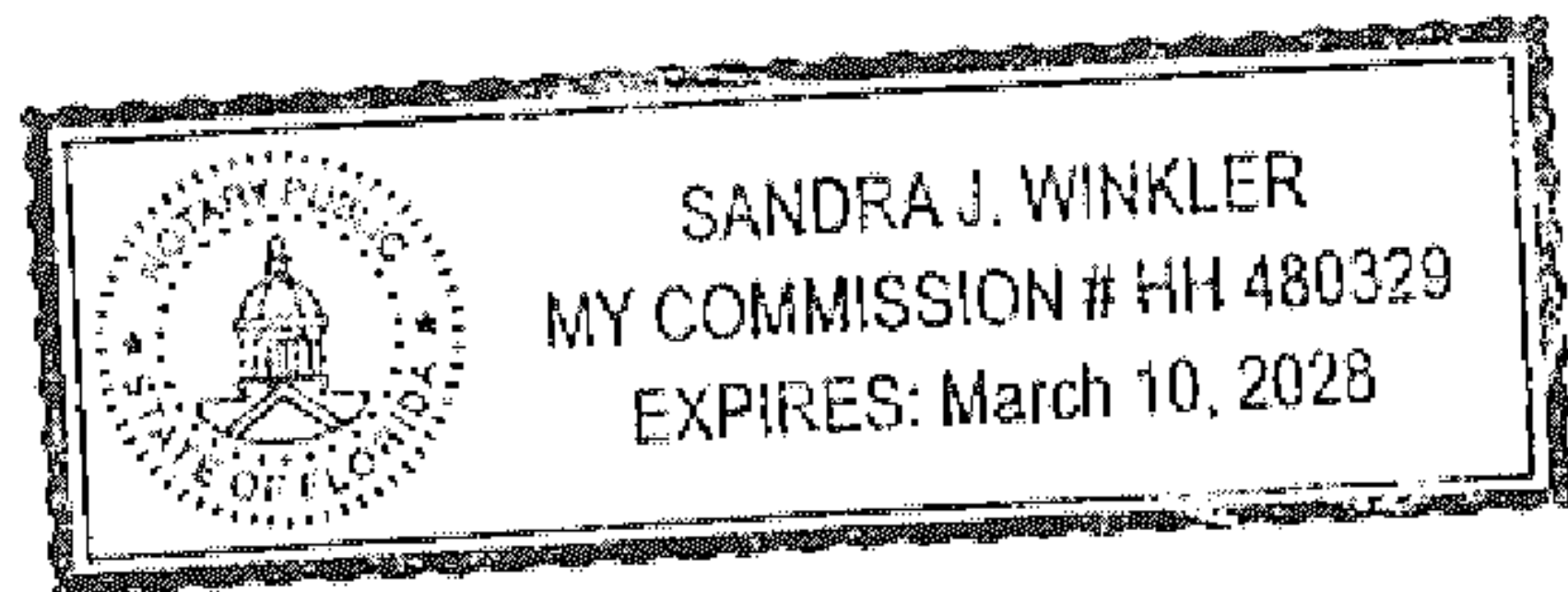
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 15 day of April, 2026.

<p><i>Signed, sealed and delivered in our presence:</i></p> <p><u><i>Rebekah Lozano</i></u> Witness Printed Name: REBEKAH LOZANO Address: <u>229 PENSACOLA RD.</u> <u>VENICE, FL 34285</u></p> <p><u><i>Sandra Winkler</i></u> Witness Printed Name: SANDRA WINKLER Address: _____ <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u></p>	<p><u><i>Louise M. Simmers</i></u> Louise M. Simmers, Individually and as Trustee of the Simmers Family Trust dated February 15 1994</p>
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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026 by Louise M. Simmers, Individually and as Trustee of Simmers Family Trust dated February 15 1994 who is personally known or has produced FLDL as identification.

[Seal]



Sandra Winkler
Notary Public
Print Name: _____
My Commission Expires: _____