

4/16/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481273

Doc Stamp-Deed: \$3,500.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-331
Parcel ID: 2005030016
Consideration: \$500,000.00

Warranty Deed

Know All Men By These Presents that, **Kiat Tan, Individually and as Trustee of The Kiat Tan Living Trust dated April 5, 2023**, (henceforth referred to as "Grantor") of **11H Mount Rosie Road, 307491 Singapore**, for consideration paid, grant to **Claire E. Herzog and Ruth E. Ryser, Trustees of The Herzog-Ryser Revocable Trust dated June 22, 2022**, (henceforth referred to as "Grantee") of **738 Indian Beach Lane, Sarasota, FL 34234**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 10, of THIRD REVISED PLAT OF INDIAN BEACH COURT, according to the Plat thereof, as recorded in Plat Book 1, Page 114, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, the said, Grantor, hereunto set by hands and seals this 15th day of April, 2026

W L Tan

Witness #1 Signature

Wee Lian Tan

Witness #1 Printed Name

P.O. Address: 11 H Mount Rosie Rd

Singapore, Republic of Singapore

Clara Magdalena Murcia

Witness #2 Signature

Clara Magdalena Murcia

Witness #2 Printed Name

P.O. Address: 13242 Poener Pl.

Herndon, VA 20170

STATE OF Virginia

COUNTY OF Fairfax

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 15 day of April, 2026, by Kiat Tan, Individually and as Trustee of The Kiat Tan Living Trust dated April 5, 2023, () who is/are personally known to me or (✓) who has/have produced USA Passport as identification.

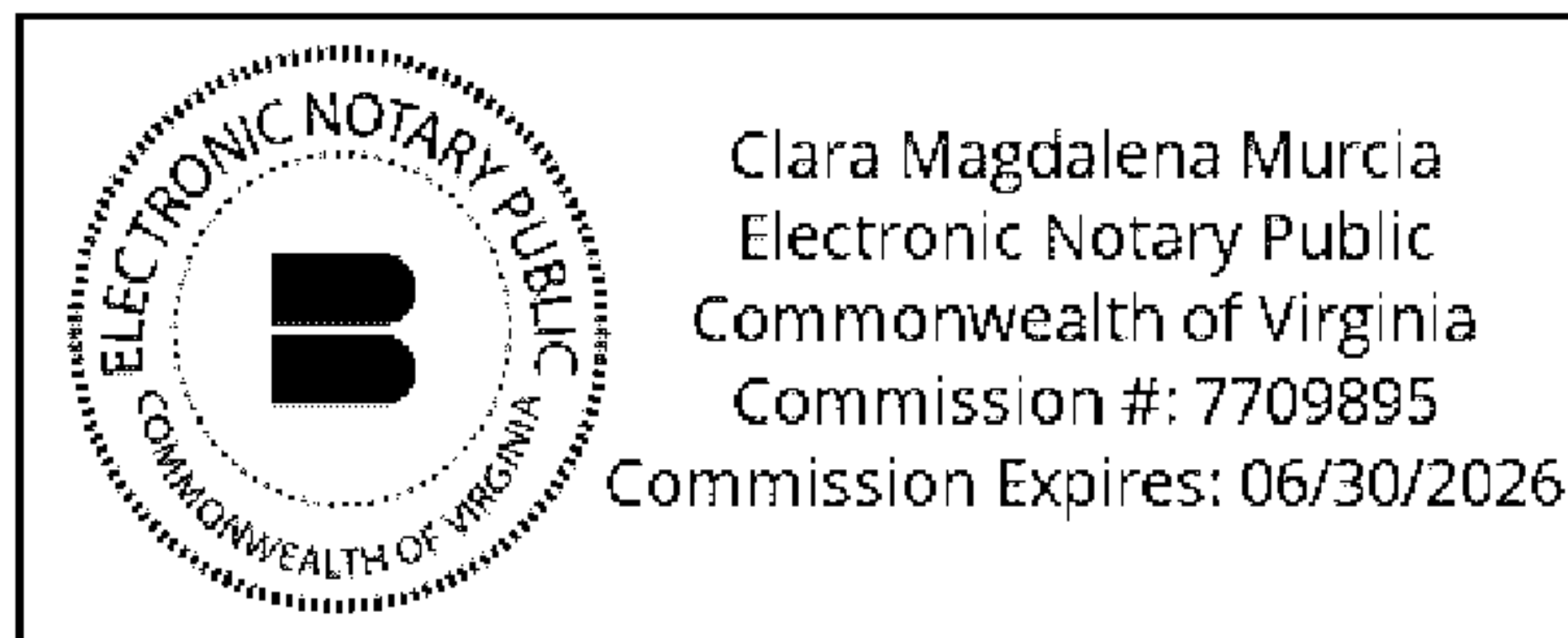
Notarized online using audio-video communication

Clara Magdalena Murcia

Signature of Notary Public

Clara Magdalena Murcia

Print, Type/Stamp Name of Notary



The Kiat Tan Living Trust dated April 5, 2023

By: Kiat Tan
Kiat Tan, Individually and as Trustee