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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482075

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

CALLIE W. COWAN, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

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WARRANTY DEED

This Warranty Deed made between **JAMES ALAN RUSKIN** (also known as **JAMES A. RUSKIN**) and **ANNE MARIE POTTER** (also known as **ANNE M. POTTER**), Husband and Wife, (hereinafter known as "Grantor") whose post office address is **1240 S. 2nd St., #1403, Minneapolis, MN 55415**, and **JAMES A. RUSKIN AND ANNE M. POTTER, Trustees** (such Trustee hereinafter known as "Grantee") of the **ANNE POTTER LIVING TRUST dated JANUARY 8, 2002** (the "Trust"), whose post office address is **1240 S. 2nd St., #1403, Minneapolis, MN 55415**.

(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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

UNIT NO. 84-108, OF PHASE II, OF VERANDA II AT WELLEN PARK, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024028815, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED;

Parcel Identification Number: **0807142024**

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

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.

To Have and to Hold the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 17 day of April, 2020.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature &
Printed Name: Sandra J Winkler
Address: 229 Pensacola Road, Venice, FL 34285

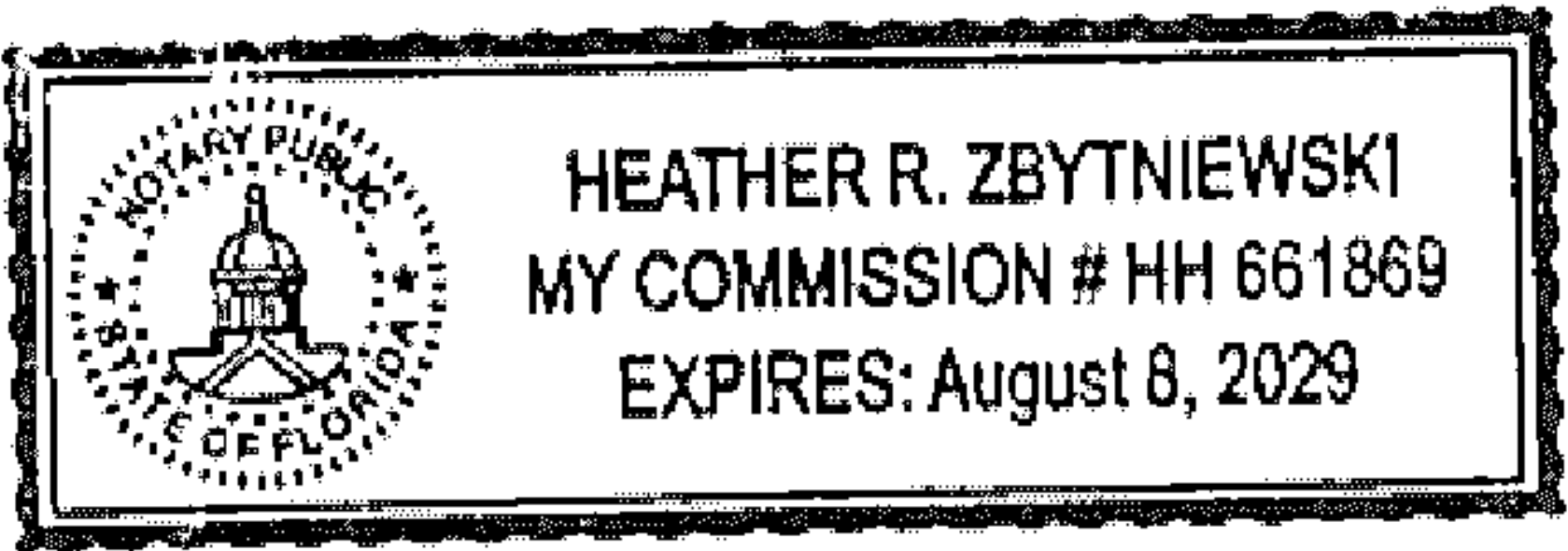
[Signature]
JAMES ALAN RUSKIN, Grantor
[Signature]
ANNE MARIE POTTER, Grantor

[Signature]
Witness #2 Signature &
Printed Name: HEATHER ZBYTNIIEWSKI
Address: 229 Pensacola Road, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of physical presence or online notarization on this the 17 day of April, 2020, by James Alan Ruskin and Anne Marie Potter, who [choose one:] is personally known to me, or produced the following identification: Minnesota D.L.

[Notary Seal, if any]



[Signature]
(Signature of Notarial Officer)
Printed Name: _____
Notary Public
My commission expires: _____