

4/17/2026 4:29 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482296

Prepared by (and return to):

Jodi M. Ruberg, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$642,000.00

Doc Stamps: \$4,494.00

Recording Fee: \$18.50

Parcel Identification Number(s): 0008021029

Doc Stamp-Deed: \$4,494.00

WARRANTY DEED

This Warranty Deed is made effective this 16th day of April, 2026, by Barbara J. Katz, a single woman, individually and as Trustee of the Barbara J. Katz Revocable Trust under agreement dated September 25, 2012, whose post office address is 435 South Gulfstream Avenue, #501, Sarasota, FL 34236, hereinafter referred to as "Grantor", to Paul J. Duhaime, as Trustee of the Paul J. Duhaime Living Trust dated May 20, 2004, as amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 130 Kenwood Road, Grosse Pointe Farms, MI 48236, 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 803, BUILDING 8, FAIRWAY BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1545, AT PAGES 1574, AND AMENDMENTS THERETO, PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGES 30, 30A THRU 30K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH BOAT/DOCK SLIP NO. 803.

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.

WITNESSES:

Witness#1 Sign: Leore Treiman
Witness#1 Print: Leore Treiman
Witness #1 Address: 1350 Man St 1606
Sarasota, FL 34236

Barbara J. Katz
Barbara J. Katz, individually and as Trustee
of the Barbara J. Katz Revocable Trust
under agreement dated September 25, 2012

Witness#2 Sign: Stephanie Akkabal
Witness#2 Print: Stephanie Akkabal
Witness #2 Address: 1515 Ringling Blvd.
Suite 320
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization this 10th day of April, 2026, by Barbara J. Katz, individually
and as Trustee of the Barbara J. Katz Revocable Trust under agreement dated September 25,
2012, who is personally known to me, or has produced Fla DL
as identification.

(SEAL)



STEPHANIE A. KLABEL
Commission # HH 655782
Expires April 7, 2029

Stephanie Akkabal
Notary Public
Print Name: _____
My Commission Expires: _____