

4/20/2026 1:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482627

Prepared By and  
When Recorded Return to:

**SHUMAKER.**

Shumaker, Loop & Kendrick, LLP  
P.O. Box 49948  
Sarasota, FL 34230-6948  
Phone: (941) 364-2765  
Attention: Juan C. Villaveces, Esq.

Doc Stamp-Deed: \$0.70

Consideration: \$10.00  
Documentary Stamp Tax: \$0.70  
Recording Fees: \$18.50

This deed was prepared without the benefit of title examination.

This deed represents a conveyance of unencumbered property from a grantor to a grantee with no change in beneficial ownership and no consideration is being given therefor; therefore, pursuant to Crescent Miami Center, LLC vs. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005); only nominal documentary stamp tax is being affixed hereto.

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**WARRANTY DEED TO TRUSTEE**

This Warranty Deed to Trustee is made effective this 20<sup>th</sup> day of April, 2026, by StayLBK LLC, a Pennsylvania limited liability company ("Grantor"), to Bonnie O. Wettersten, as Trustee of the Revocable Agreement of Trust of Bonnie O. Wettersten, 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 319 E. Seaspray Road, Ocean City, NJ 08226 ("Grantee").

**WITNESSETH:**

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to Grantee, the following described property in Sarasota County, Florida:

**Unit 827, Building F-2 of BAYPORT BEACH AND TENNIS CLUB, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Record Book 1362, Page 155, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 14, Page 1, Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number for the above-described real property is 0002147001.

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:

*Anna Nelson*  
Print Name: anna nelson  
Address: 240 S Pineapple Ave,  
9th Fl, Sarasota, FL 34236

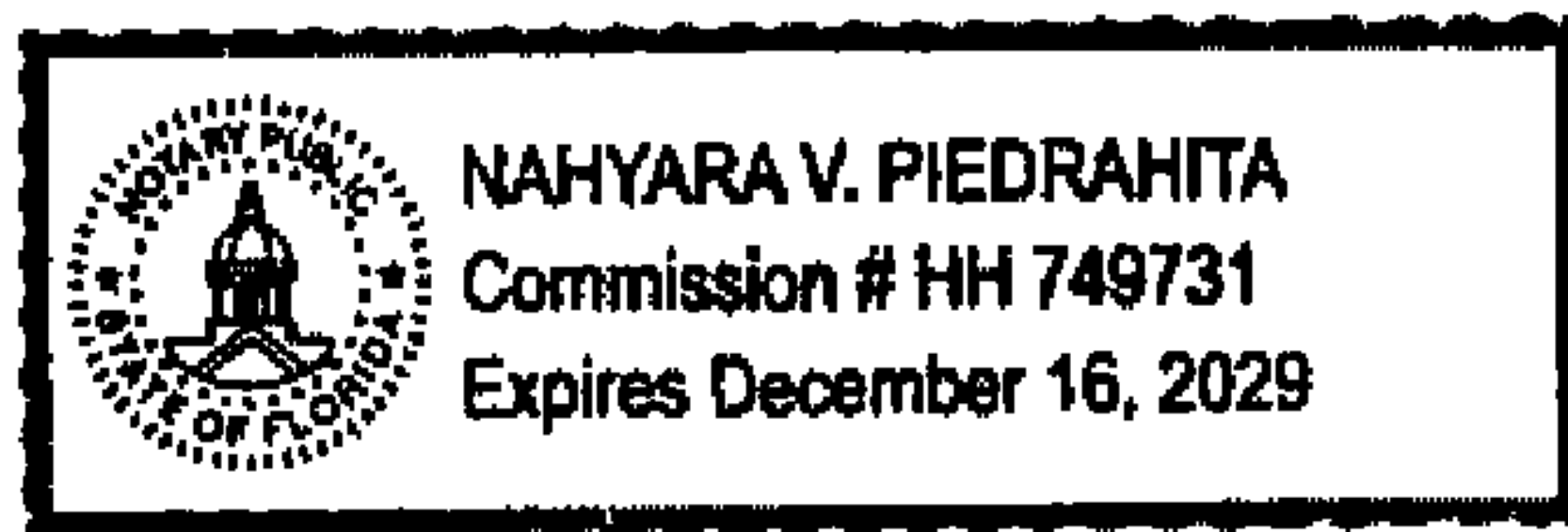
*Nahyara Piedrahita*  
Print Name: Nahyara Piedrahita  
Address: 240 S Pineapple Ave, 9th  
FL, Sarasota, FL 34236

StayLBK LLC,  
a Pennsylvania limited liability company

By: *Bonnie O. Wettersten*  
Bonnie O. Wettersten, as its Member  
Address: 319 E. Seaspray Road  
Ocean City, NJ 08226

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20 day of April 2026, by Bonnie O. Wettersten, as Member of StayLBK LLC, a Pennsylvania limited liability company.



*Nahyara Piedrahita*  
Notary Public  
Print Name: Nahyara Piedrahita  
My Commission Expires: 12/16/2029

Personally Known      (OR) Produced Identification   
Type of identification produced New Jersey Driver License