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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482769

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29200

Doc Stamp-Deed: \$5,600.00

Consideration: \$800,000.00

## General Warranty Deed

Made this April 20, 2026 By **Bradley T. Higginson, individually as an unremarried widow and as Trustee of the Bradley T. Higginson Trust Agreement dated September 28, 1999, as amended and restated on August 6, 2018, as amended on August 6, 2021 and as amended and restated on September 28, 2023**, whose post office address is: 8688 E. Raintree Drive, #2040, Scottsdale, Arizona 85260, hereinafter called the Grantor, to **David Catanzarite, Trustee of the David Catanzarite Qualified Personal Residence Trust dated June 25, 2007, as to a 50% undivided interest and Susan L. Catanzarite, Trustee of the Susan L. Catanzarite Qualified Personal Residence Trust dated June 25, 2007, as to a 50% undivided interest**, whose post office address is: 24803 Eagle Pointe, Columbia Station, Ohio 44028, hereinafter called the Grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Villa Number B-6, of HORIZONS WEST, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 665, Page 59, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 2, Page 15, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0106031017**

**The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.**

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Bradley T. Higginson is still acting as Trustee.**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

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**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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: (1) NADAY REICHER  
Witness #1 Printed Name: NADAY REICHER  
Post Office Address: 9555 E RAHUTREE DR  
SCOTTSDALE AZ 85260

Bradley T. Higginson (Seal)  
Bradley T. Higginson, individually and as Trustee of the Bradley T. Higginson Trust Agreement dated September 28, 1999, as amended and restated on August 6, 2018, as amended on August 6, 2021 and as amended and restated on September 28, 2023

Witness Signature: (2) Benjamin P. Riccardi  
Witness #2 Printed Name: Benjamin Riccardi  
Post Office Address: 15029 N Thompson Peak  
Pkwy Ste B-111 Scottsdale, AZ 85260

State of ARIZONA  
County of MARICOPA

I am a Notary Public of the State of ARIZONA, and my commission expires on 03/08/2027. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this April 16<sup>th</sup>, 2026, by Bradley T. Higginson, individually and as Trustee of the Bradley T. Higginson Trust Agreement dated September 28, 1999, as amended and restated on August 6, 2018, as amended on August 6, 2021 and as amended and restated on September 28, 2023, who is/are personally known to me or who produced DRIVER LICENSE as identification.

Vijay Deshmukh  
Notary Public  
My Commission Expires: 03/08/2027

