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4/20/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482966

Prepared by and return to:
Kimberly M. Taulbee, Esq.
SHUTTS & BOWEN LLP
4301 West Boy Scout Boulevard, Suite 300
Tampa, Florida 33607

Doc Stamp-Deed: \$0.70

Folio No.: 0035121038

**WARRANTY DEED TO TRUSTEE
PURSUANT TO FLORIDA STATUTES SECTION 689.073**

THIS WARRANTY DEED made this 20th day of April, 2026, by **JAY M. SILVERMAN**, a single man, whose post office address is 5509 Chanteclaire, #38, Sarasota, Florida 34235 (the "Grantor"), to **JAY MAYER SILVERMAN**, as Trustee of the Jay M. Silverman 2026 Trust dated APR 20 2026 (the "Trustee"), with full power and authority to protect, conserve, sell, lease, grant, encumber, or otherwise manage and dispose of the real property hereinafter described and whose post office address is 5509 Chanteclaire, #38, Sarasota, Florida 34235.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Trustee, all that certain land situate in Sarasota County, Florida, to-wit:

Unit 38, of CHANTECLAIRE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1682, Page(s) 568, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 22, Page 26, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

This conveyance is subject to:

1. The aforesaid Declaration of Condominium;
2. Taxes and Assessments for the year 2026 and subsequent years;
3. Zoning and other governmental regulations; and
4. Valid easements and restrictions of record.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed.

In furtherance and not in limitation of the power of the Trustee stated above, the power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said

property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This deed is given and accepted in accordance with Section 689.073, Florida Statutes. The terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with Department of Revenue Rule 12D-7.011.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor," "Grantee," and "Trustee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set her hand and seal as of the date first above written.

WITNESSES:

Erin Farrugia
Signature of Witness

ERIN FARRUGIA
Printed Name of Witness

Address: 1858 Ringling Blvd.
Ste. 300 Sarasota FL 34236

Jay M. Silverman
Jay M. Silverman

Address: 5509 Chanteclaire, #38
Sarasota, Florida 34235

Bianca Flores
Signature of Witness

BIANCA L. FLORES
Printed Name of Witness

Address: 1858 Ringling Blvd.
Ste. 300 Sarasota, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026, by Jay M. Silverman, who is personally known or who produced _____ as identification.

Paula M. Gentile
Notary Public – State of Florida
My Commission Expires: _____



PAULAM. GENTILE
Commission # HH 500130
Expires March 17, 2028