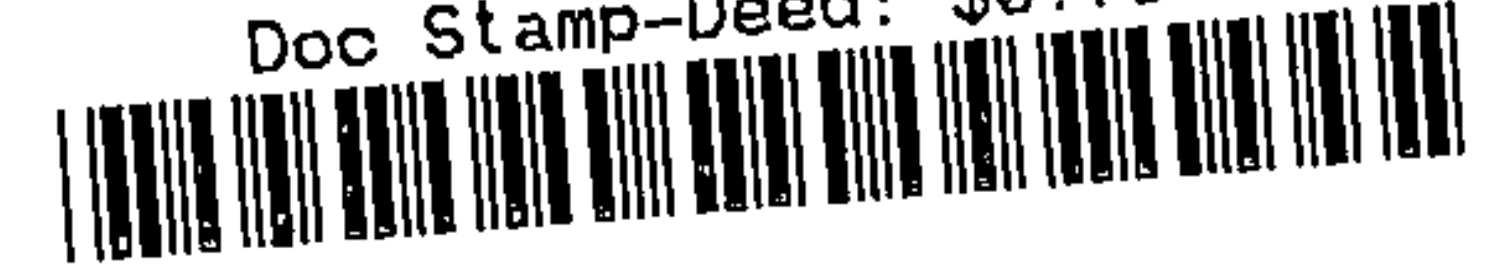


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026052761 3 PG(S)  
April 21, 2026 02:24:15 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



**Prepared by and when recorded return to:**

✓ PAUL CONSBRUCK, ESQ.  
871 VENETIA BAY BOULEVARD, STE. 202  
VENICE, FL 34285

**Property Appraiser's Parcel Identification  
No. 0423130042**

(Space above this line reserved for recording office use only)

## WARRANTY DEED

**THIS INDENTURE** is made on April 21, 2026, between **CAROL A. ERB**, a single person (hereinafter referred to as "Grantor"), who resides at 3518 Brookwood Meadow, Cincinnati, OH 45208, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **CAROL A. ERB, Trustee of the 2025 AMENDMENT IN THE ENTIRETY TO REVOCABLE TRUST AGREEMENT OF CAROL A. ERB** (hereinafter referred to as "Grantee"), such Grantee having an address of 3518 Brookwood Meadow, Cincinnati, OH 45208, and such trust having been established under that certain revocable trust agreement dated October 30, 2025, by CAROL A. ERB, as grantor and as trustee. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 69, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 7, according to the plat thereof, recorded in Plat Book 40, Pages 36, 36A through 36G, inclusive, of the Public Records of SARASOTA County, Florida.

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.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

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 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.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

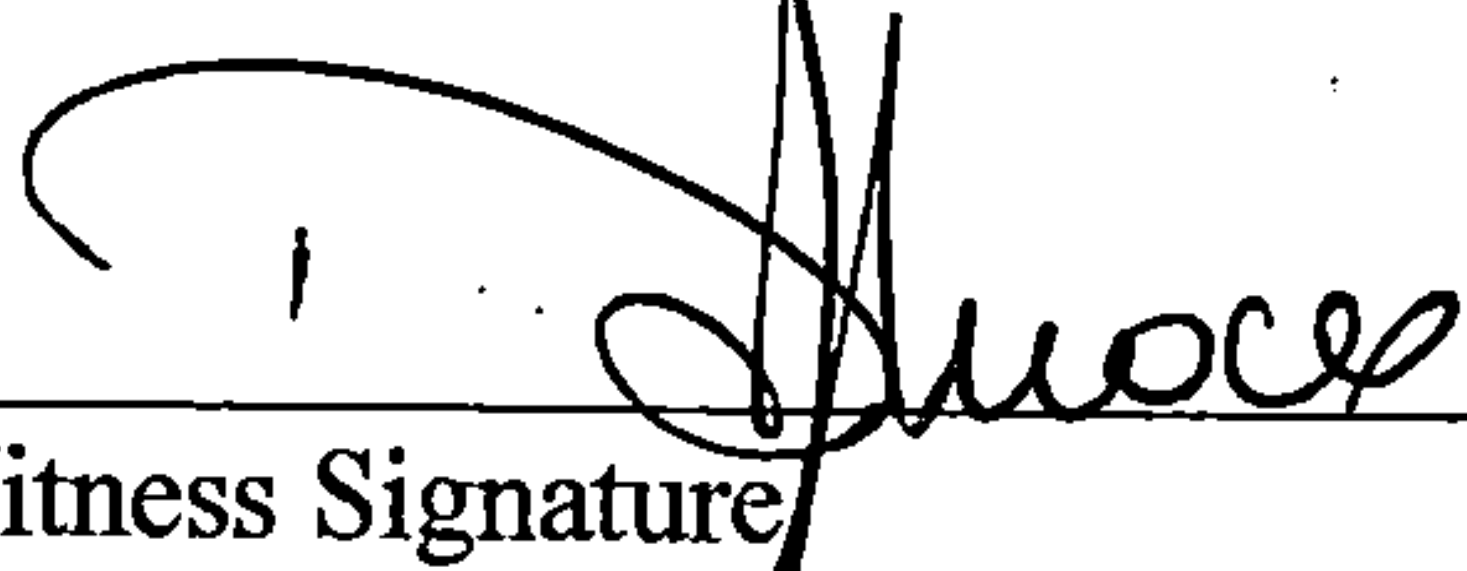


Witness Signature

PAUL CONSRUCK

(Printed Name)

871 Venetia Bay Boulevard, Ste. 202,  
Venice, FL 34285

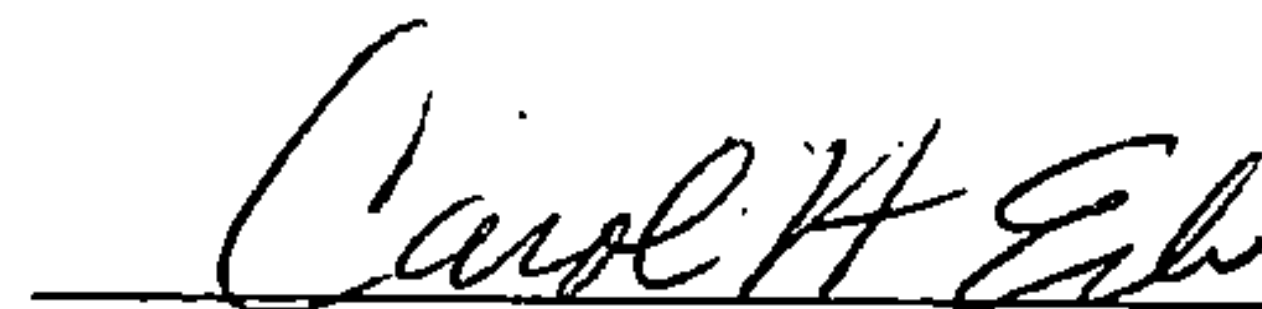


Witness Signature

Doninda Willinson

(Printed Name)

871 Venetia Bay Boulevard, Ste. 202,  
Venice, FL 34285



CAROL A. ERB

STATE OF FLORIDA

§  
§  
§

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  ~~online notarization~~, by CAROL A. ERB, who produced a driver's license issued by Ohio that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on April 21, 2026.



Notary Public

