

4/22/2026 10:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483836



Doc Stamp-Deed: \$4,788.00

Prepared by and Return to:

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-02509

[Space Above This Line For Recording Data]

### **This Warranty Deed**

Made this 21st day of April, 2026 by Gary A. Frumkin and Karen A. Frumkin, husband and wife, individually and as the Trustees of The Frumkin Joint Trust dated October 9, 2020, hereinafter called the Grantor, to Alfredo Marini Jr. and Brenda Lynn Marini, Husband And Wife as Tenants by the Entirety, whose post office address is: 42 Magnolia Rd, Trumbull, CT 06611, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

**Lot 181, SERENOA, according to the plat thereof, as recorded in Plat Book 34, Pages 40, 40A through 40N, inclusive, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0287020003**

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.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]  
Witness: (Signature)

Printed Name Jo Ann McManus

Address 8181 STamiami Trl #B

Sarasota FL 34231  
City, State, Zip

[Signature]  
Witness: (Signature)

Printed Name Dixie L Roth

Address 8181 STamiami Trl #B

Sarasota FL 34231  
City, State, Zip

The Frumkin Joint Trust dated October 9, 2020

[Signature], individually and as Trustee

By: Gary A. Frumkin, individually and as Trustee  
7441 Myrica Dr  
Sarasota, FL 34241

[Signature], individually and as Trustee

By: Karen A. Frumkin, individually and as Trustee  
7441 Myrica Dr  
Sarasota, FL 34241

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 16<sup>th</sup> day of April, 2026, by Gary A. Frumkin and Karen A. Frumkin, husband and wife, individually and as the Trustees of The Frumkin Joint Trust dated October 9, 2020, who: [] is personally known to me or [] produced DLIC as identification.

[Signature]  
NOTARY PUBLIC (signature)

Print Name: Dixie Roth

My Commission Expires:

Stamp/Seal:

