


PREPARED BY AND RETURN TO:

Thomas M Tucker
Thomas M Tucker, P A
2639 Fruitville Rd., Suite 101
Sarasota, Florida 34237
(941) 954-2121
File No. 4487-2

PREPARED WITHOUT EXAMINATION OF TITLE

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053549 2 PG(S)
April 22, 2026 02 32 21 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70


WARRANTY DEED

This Warranty Deed is made by **NANCY R. NEIS**, individually and as Trustee of the **NANCY R. NEIS TRUST** dated **September 25, 2006**, as amended, joined by her husband, **ROBERT F. RUBIN**, individually and as Trustee of the **ROBERT F. RUBIN REVOCABLE TRUST** dated **October 11, 2007**, as amended and restated, hereinafter collectively referred to as "Grantor", to **ROBERT F. RUBIN** and **NANCY R. NEIS**, husband and wife, whose post office address is. 500 Atlantic Avenue, Unit 21F, Boston, MA 02210, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property located in Sarasota County, Florida:

Unit C-504, L'AMBIANCE AT LONGBOAT KEY CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2382, Page 2494, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 29, Pages 47, 47A through 47H, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number of said real property is 0011162028.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

This Warranty Deed evidences a transfer of real property for no consideration from Grantor, as Trustees of their own revocable trust agreements, them themselves, as husband and wife, for estate planning purposes, and therefore is exempt from all but minimum documentary stamp tax.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in the manner heretofore described; 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.

Executed this 21 day of April, 2026.

WITNESSES:

Samantha Brigham
Print Name: Samantha Brigham
Address: 2639 Fruitville Rd, #101
Sarasota, FL 34237

Nancy R. Neis
NANCY R. NEIS, individually and as
Trustee as aforesaid
500 Atlantic Avenue, Unit 21F
Boston, MA 02210

Thomas M. Tucker
Print Name: THOMAS M. TUCKER
Address: 2639 Fruitville Rd, #101
Sarasota, FL 34237

Samantha Brigham
Print Name: Samantha Brigham
Address: 2639 Fruitville Rd, #101
Sarasota, FL 34237

Robert F. Rubin
ROBERT F. RUBIN, individually and as
Trustee as aforesaid
500 Atlantic Avenue, Unit 21F
Boston, MA 02210

Thomas M. Tucker
Print Name: THOMAS M. TUCKER
Address: 2639 Fruitville Rd, #101
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (Notary choose one) physical presence, or online notarization, this 21st day of April, 2026 by **NANCY R. NEIS, individually and as Trustee of the NANCY R. NEIS TRUST dated September 25, 2006, as amended, and ROBERT F. RUBIN, individually and as Trustee of the ROBERT F. RUBIN REVOCABLE TRUST dated October 11, 2007, as amended and restated**, who (Notary choose one) are personally known to me, or have produced MA DL'S as identification.

Thomas M. Tucker
Notary Public
Print Name: _____
Commission Expires: _____

