

4/23/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484781

Consideration: \$900,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48495-001

Doc Stamp-Deed: \$6,300.00

Property Appraiser's Parcel ID No.: 2015161024

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of April, 2026, by and between **Barbara Jane Rosovsky, an unmarried woman, individually and as Trustee of the Barbara Jane Rosovsky Revocable Living Trust dated October 23, 2017, whose address is 11940 Alpharetta Highway #307, Alpharetta, GA 30009** (hereinafter "GRANTOR"), and **Mary Carla Walker, an unmarried woman, and William M. Korn, an unmarried man, as joint tenants with full rights of survivorship, whose address is 1 Benjamin Franklin Drive #55, Sarasota, FL 34236** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 55, ST ARMANDS TOWERS NORTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 855, PAGE 1020, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGES 16, 16A THROUGH 16C, INCLUSIVE, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

{acknowledgment signatures on following page}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Ashley Lutes*
Printed Name Ashley Lutes
P.O. Address 228 Providence Walk Ct.
Cartersville, GA 30114

BARBARA JANE ROSOVSKY,
INDIVIDUALLY AND AS TRUSTEE OF THE
BARBARA JANE ROSOVSKY REVOCABLE
LIVING TRUST DATED OCTOBER 23, 2017

Barbara Jane Rosovsky
Barbara Jane Rosovsky, individually
and as Trustee aforesaid

(2) *Maria*
Printed Name Maria Armstead
P.O. Address 305 Colony Springs
Court Woodstock, GA 30188

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Barbara Jane Rosovsky, individually and as Trustee of the Barbara Jane Rosovsky Revocable Living Trust dated October 23, 2017, who is/are personally known to me or who has/have produced Drivers License as identification.

Sandra Doyle
Signature of Notary Public

Sandra Doyle
Print, Type/Stamp Name of Notary

