

4/23/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484841

Doc Stamp-Deed: \$2,590.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300

File Number: 26-043.S

WARRANTY DEED

This Indenture, made on this 21st day of April 2026 by **Deborah Holz and Richard E. Berse, Individually and as Trustees of the Gurson Berse Family Part Trust dated August 16, 2006** whose address is 30 Boxwood Dr, Morristown, New Jersey 07960, hereinafter called the grantors, to **Jim Grasso and Robyn Maria Grasso, as Co-Trustees of the Jim and Robyn Trust** whose address is 22 Tinkham Ave, Burlington, Massachusetts 01803, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Three Hundred Seventy Thousand dollars & no cents, (\$370,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

Unit 43, Albacore House, Siesta Harbor Condominium Apartments, Section One, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 766, page 478, and as per plat thereof recorded in Condominium Plat Book 3, Pages 7, 7A, 7B and 7C, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **0106153043**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

To Have and to Hold, the same in fee simple forever.

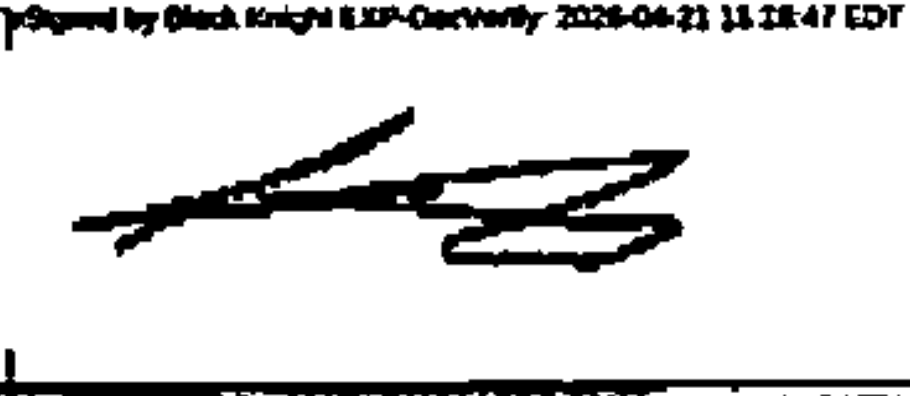
And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except current year taxes.

The Trustee(s) (Grantee herein) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee(s) (and any successor trustee or trustees of the trust) shall have all of the powers set forth in Sections 689.071, 736.0815 and 736.0816, Florida Statutes as same may relate to the real property described in this deed.

The Grantor(s) herein certifies that the above described property is not the homestead of the Grantor(s), nor is it contiguous thereto.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness #1 Signature 


Witness #1 Printed Name Rebecca LoBrutto

Witness #1 Address 5012 Cavelletti Rd, Lake Worth, FL 33467

Witness #2 Signature 

Witness #2 Printed Name Michelle Soriano

Witness #2 Address 17085 32nd Ln N, Loxahatchee, FL 33470


Richard E Berse

Richard E. Berse, Individually and as Trustee of the Gurson Berse Family Part Trust dated August 16, 2006

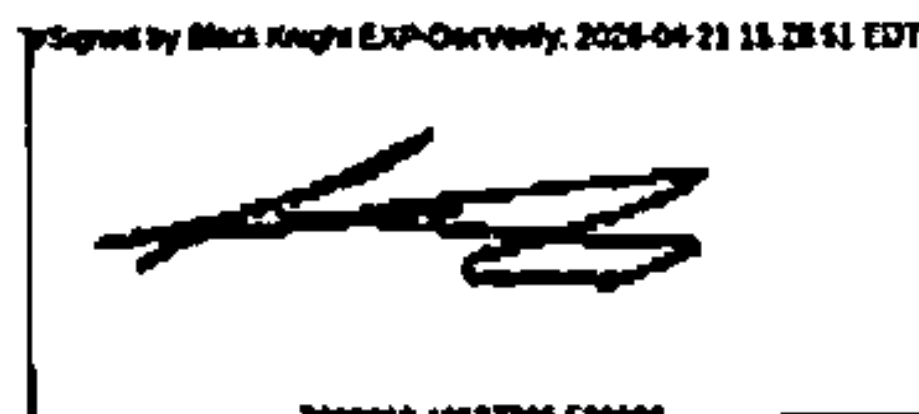
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or X online notarization on April 21, 2026, by Richard E. Berse, Individually and as Trustee of the Gurson Berse Family Part Trust dated August 16, 2006, who are personally known to me or who have produced driver license as identification.

SEAL:

REBECCA MCKAY LOBRUTTO
Notary Public-State of Florida
Commission No. HH 479383
My Commission Expires Jan 29, 2028



Notary Public - Signature
Print Name: Rebecca McKay LoBrutto
My Commission Expires: 1/29/28

Notarial Act Performed by Audio visual communication

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness #1 Signature [Signature] [Signature]
Witness #1 Printed Name ACFRED ANTHONY Deborah Holz, Individually and as Trustee of the Gurson Berse Family Part Trust dated August 16, 2006

Witness #1 Address 183 Long Hill Rd. Gillette, NJ 07933

Witness #2 Signature [Signature]

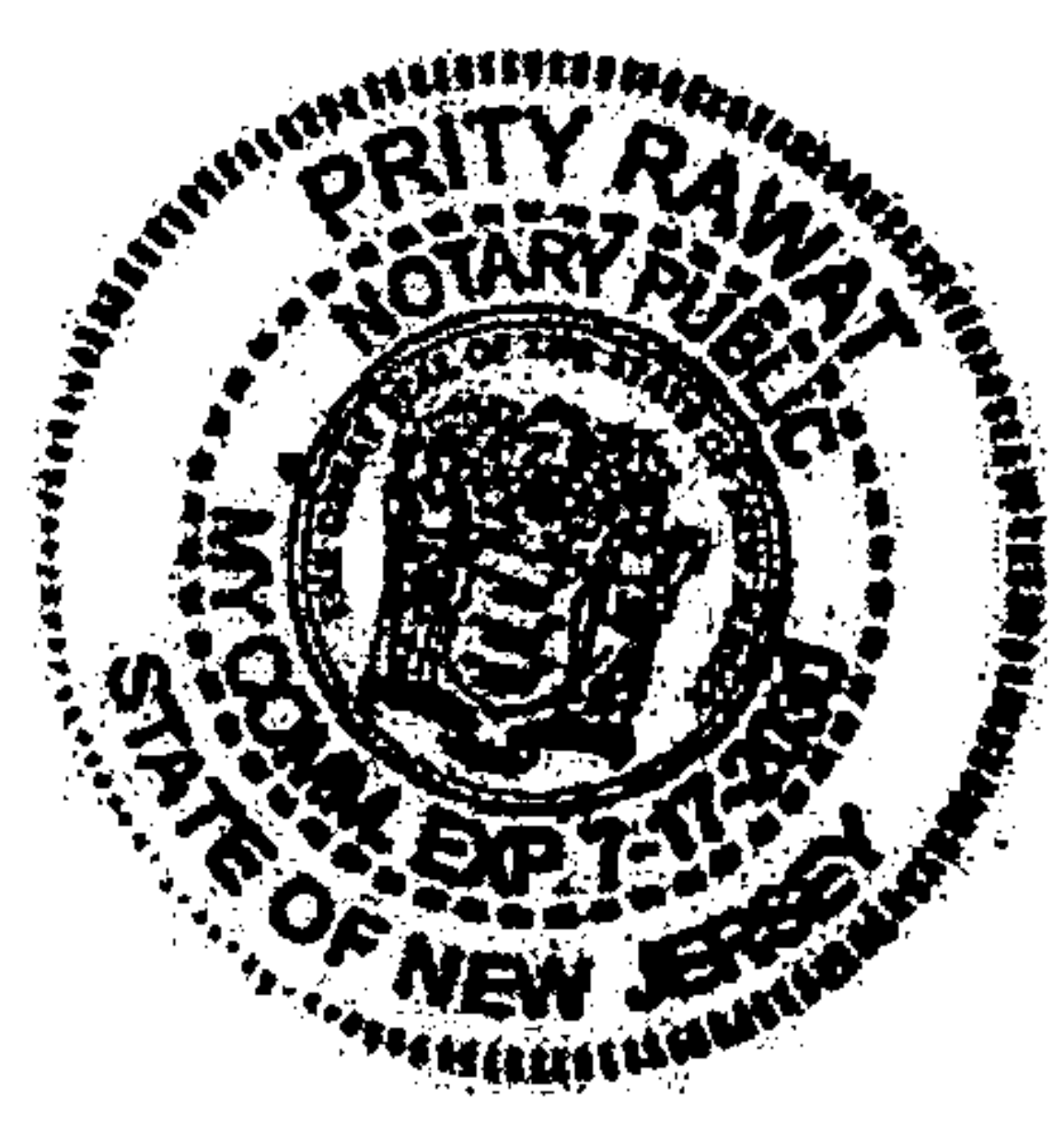
Witness #2 Printed Name Prity Rawat

Witness #2 Address 155 Route 22 Suite # 1071, Springfield NJ 07081

STATE OF New Jersey
COUNTY OF Morris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on April 21, 2026, by Deborah Holz, Individually and as Trustee of the Gurson Berse Family Part Trust dated August 16, 2006, who are personally known to me or who have produced U.S.A Passport as identification.

SEAL:



[Signature]
Notary Public - Signature
Print Name: Prity Rawat
My Commission Expires: 7-17-2030

CERTIFICATE OF ORIGINAL ELECTRONIC DOCUMENT

STATE OF FLORIDA)
) ss.
COUNTY OF Sarasota)

I HEREBY CERTIFY that the foregoing document, Warranty Deed, dated 4-21-2026, is an authentic, true and correct copy of the original electronic document which was electronically signed and notarized in compliance with Florida law. This certification is provided in accordance with the §695.28(1)(d), F.S., as confirmation of the validity of the document for recording in the public records of Sarasota County, Florida.

WITNESS my hand and official seal in the County last aforesaid this 22nd day of April, A.D. 2026.



Heather L. Perkins
Notary Signature

My Commission Expires:

Heather L. Perkins

NOTARIAL SEAL

Notary's Printed Name