

4/23/2026 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484954

Prepared by and Return to:

Laura Bowers

MSC Title, Inc.

8660 South Tamiami Trail, Sarasota, FL 34238

File No. 2026-345-LXB

Sales Price: Price: \$2,400,000.00

Doc Stamp-Deed: \$16,800.00

### General Warranty Deed

Made this 23rd day of April, 2026 By **Edward M. Safran, individually and as Trustee of The Edward M. Safran Trust dated May 6, 2004 and Harriet P. Safran a/k/a Harriet R. Safran, individually and as Trustee of The Harriet R. Safran Trust dated May 6, 2004, and Edward M. Safran and Harriet P. Safran, husband and wife**, whose address is: 1301 North Tamiami Trail, 314, Sarasota, FL 34236, hereinafter called the grantor, to **Ralph J. Basile, as Trustee of The Ralph J. Basile Trust II UAD 11/20/2007, and Karen MacDonald Basile, as Trustee of The Karen MacDonald Basile Trust UAD 11/20/2007**, whose post office address is: 5300 Ocean Boulevard, 1201, Sarasota, FL 34242, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit No. 31, TESSERA, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in the Official Records as Instrument #2000022398, as amended from time to time, and as per plat thereof recorded in Condominium Book 34, Pages 5, of the Public Records of Sarasota County, Florida.

Together with Parking Space Nos. 101 and 102.

Parcel ID Number: **2027145005**

**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 except taxes accruing subsequent to December 31, 2025.

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:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Ueno Treiman  
Witness Signature above:

Witness print name below:  
Ueno Treiman

Witness Address:  
1350 Main St 1600  
Sarasota, FL 34236

P.T.C.  
Witness Signature above:

Witness print name below:  
Peter T. Currin

Witness Address:  
50 Central Ave 8th floor  
Sarasota FL 34236

The Edward M. Safran Trust dated May 6, 2004

By: Edward M. Safran  
Edward M. Safran, Individually and as Trustee  
1301 North Tamiami Trail, 314, Sarasota, FL 34236

The Harriet R. Safran Trust dated May 6, 2004

By: Harriet P. Safran  
Harriet P. Safran a/k/a Harriet R. Safran,  
Individually and as Trustee  
1301 North Tamiami Trail, 314, Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Edward M. Safran, Individually and as Trustee of The Edward M. Safran Trust dated May 6, 2004 and Harriet P. Safran a/k/a Harriet R. Safran, Individually and as Trustee of The Harriet R. Safran Trust dated May 6, 2004,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

P.T.C.  
Signature of Notary Public

Print, Type/Stamp Name of Notary

