

4/24/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485660

**Incident to the issuance of title insurance.**

Prepared by and return to:

Lisa Southland

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750226-03039

Doc Stamp-Deed: \$2,870.00

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**Warranty Deed**

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This Warranty Deed, dated 4-25-2024 by **Julie Stephanie Douse-Angileri, Trustee and Susan Douse Minkus, Trustee of the Jack Douse Trust under Agreement dated September 4, 2020, as amended and/or restated**, hereinafter called the Grantor, to **Paula J. Maxwell, Trustee of the Paula J. Maxwell Revocable Trust Agreement dated 10/30/2006**, who has a mailing address of 769 John Ringling Blvd # 33, Sarasota, FL 34236 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

**Unit 3, EXETER HOUSE, SARASOTA HARBOUR EAST APARTMENTS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 530, Pages 329 through 359, and amendments thereto, and as per Plat thereof recorded in Condominium Book 1, Pages 27 through 31, of the Public Records of Sarasota County Florida, together with an undivided share in the common elements.**

**Parcel Identification Number: 2014022003**

**Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

the Jack Douse Trust under Agreement dated September 4, 2020, as amended and/or restated

*Julie Stephanie Douse-Angileri*

**By: Julie Stephanie Douse-Angileri, Trustee**  
After Closing Address:  
607 S Bates St  
Birmingham, MI 48009

*Evan McCall*  
Witness: (Signature)

Evan McCall

Printed Name

9199 Pecky Cypress Ln Apt 7F

Address

Boca Raton, FL, 33428

City, State, Zip

*Ashley Postell*  
Witness: (Signature)

Ashley Postell

Printed Name

476 Riverside Ave #198

Address

Jacksonville, FL 32202

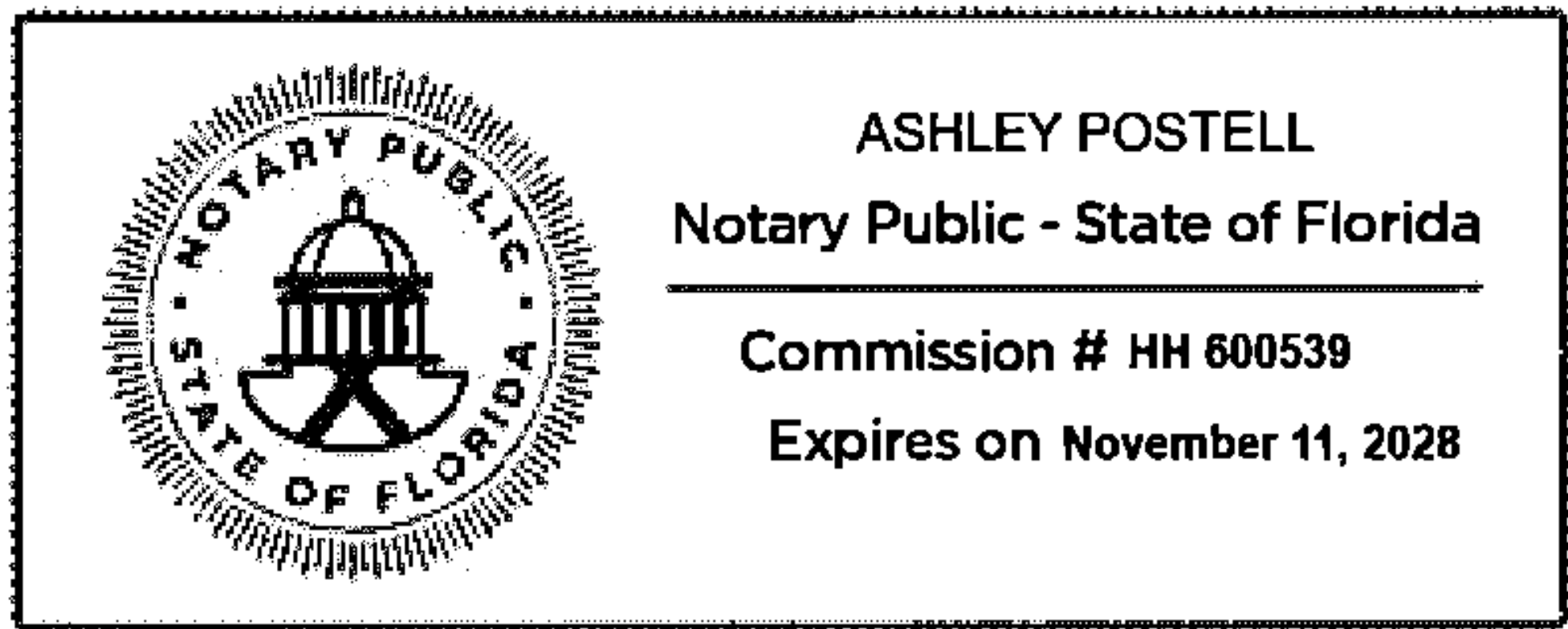
City, State, Zip

STATE OF: Florida  
COUNTY OF: Duval

The foregoing instrument was acknowledged on 04/23/2026 by means of ( ) physical presence or  online notarization By: Julie Stephanie Douse-Angileri, Trustee of the Jack Douse Trust under Agreement dated September 4, 2020, as amended and/or restated who is ( ) personally known to me; or ( X ) produced a DRIVER LICENSE as identification.

*Ashley Postell*  
Notary Public (signature)

Print Name: Ashley Postell  
My Commission Expires: 11/11/2028



Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

the Jack Douse Trust under Agreement dated September 4, 2020, as amended and/or restated

*Susan Douse Minkus*

**By: Susan Douse Minkus, Trustee**  
After Closing Address:  
Address: 27966 Old Colony Dr.  
City, State Zip: Farmington Hills, MI 48334

*Evan McCall*

Witness: (Signature)

Evan McCall

Printed Name

9199 Pecky Cypress Ln Apt 7F

Address

Boca Raton, FL, 33428

City, State, Zip

*Ashley Postell*

Witness: (Signature)

Ashley Postell

Printed Name

476 Riverside Ave #198

Address

Jacksonville, FL 32202

City, State, Zip

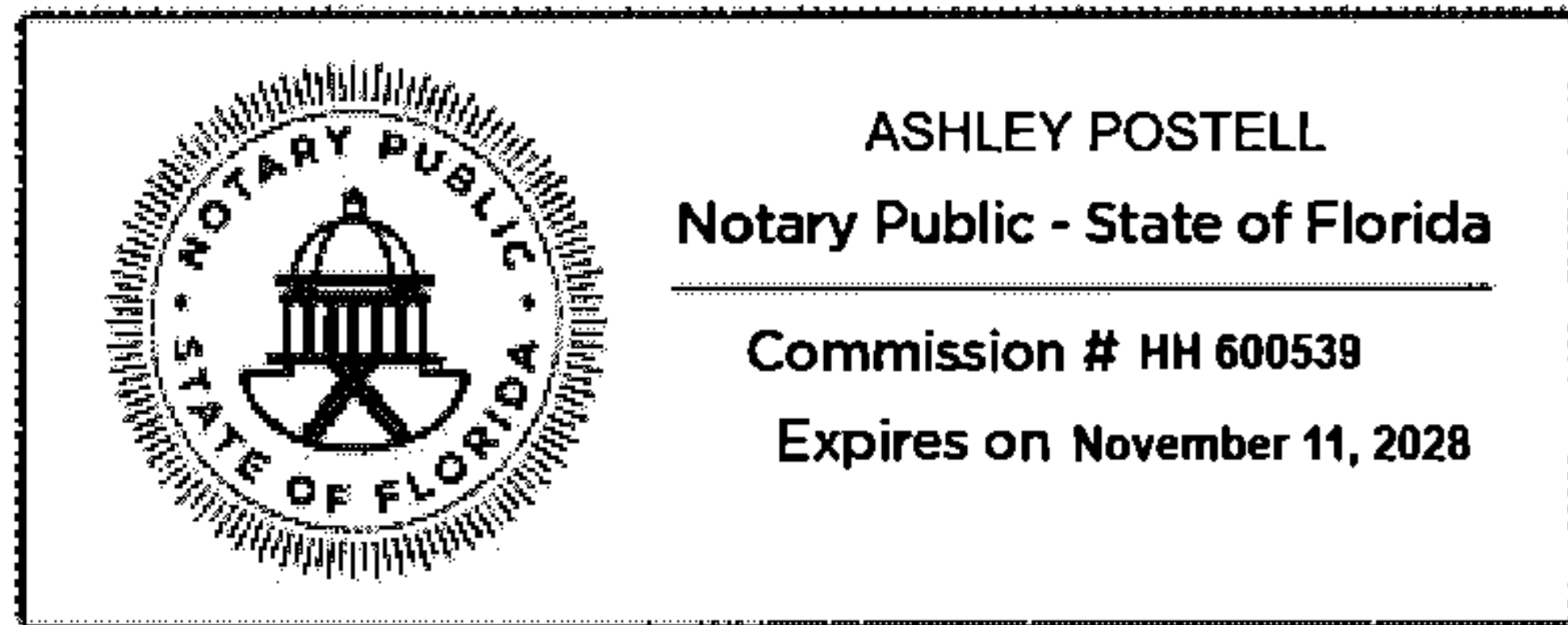
STATE OF: Florida

COUNTY OF: Duval

The foregoing instrument was acknowledged on 04/23/2026 by means of ( ) physical presence or  ( ) online notarization By: Susan Douse Minkus, Trustee of the Jack Douse Trust under Agreement dated September 4, 2020, as amended and/or restated who is ( ) personally known to me; or ( X ) produced a DRIVER LICENSE as identification.

*Ashley Postell*  
Notary Public (signature)

Print Name: Ashley Postell  
My Commission Expires: 11/11/2028



Notarized remotely online using communication technology via Proof.