

4/27/2026 1:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485887

Doc Stamp-Deed: \$3,920.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No: 2026-6436

Purchase Price: \$560,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$3,920.00

Parcel Identification No.: 0059120037

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this April 24th, 2026, between **Julie Sloan and Richard A. Kaplan, Individually and as Co-Successor Trustees of The David L. Kaplan Revocable Trust U/A/D April 28, 1998, as Amended and Restated on March 28, 2006 and December 1, 2021**, whose post office address is **1555 Brookfield Road, Newtown, PA 18940**, hereinafter referred to as the “GRANTOR”, to **Annette Opiola and Ernest Opiola, wife and husband**, whose post office address is **340 Pleasant St, Hoffman Estates, IL 60169**, hereinafter referred to as the “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:

Lot 10, Block 105, SOUTH GATE, UNIT NO. 25, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 85, of the Public Records of Sarasota County, Florida.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) 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.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

To have and to hold the same in fee simple forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

[Signature]
Printed Name: Hayley Baldinelli
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

The David L. Kaplan Revocable Trust U/A/D
April 28, 1998, as Amended and Restated on
March 28, 2006 and December 1, 2021

By: [Signature]
Julie Sloan, Individually and as Co-Successor
Trustee

WITNESSES #2:

[Signature]
Printed Name: Sara Huddleston
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

By: [Signature]
Richard A. Kaplan, Individually and as Co-
Successor Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 21st day of April, 2026, by Julie Sloan and Richard A. Kaplan, Individually and as Co-Successor Trustees of The David L. Kaplan Revocable Trust U/A/D April 28, 1998, as Amended and Restated on March 28, 2006 and December 1, 2021.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification Produced: PA&CA DL'S