

4/27/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485958

Doc Stamp-Deed: \$7,007.00

Prepared by and return to:

Sara Huddleston  
Emerald Title  
1605 Main Street  
1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6472

Purchase Price: \$1,001,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$7,007.00  
Parcel Identification No.: 0148150058

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**WARRANTY DEED**

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

**THIS INDENTURE** made this **27th day of April, 2026**, between **Karen L. Gatti, a married woman, Individually and as Trustee of The Karen L. Gatti Living Trust U/A/D March 11, 2016, and any amendments thereto, joined by her spouse, David Alan Gatti,** whose post office address is **5811 Glen Park Road, Louisville, KY 40222,** Grantor, to **Susan L. Bentley, as Trustee of The 2018 Susan L. Bentley Revocable Trust dated April, 23 2018, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended),** whose post office address is **3936 Waypoint Avenue, Osprey, FL 34229,** Grantee:

**WITNESSETH,** that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**LOT 48 OF BAYSIDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE(S) 41 THROUGH 41D, 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 have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land 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.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Alex Smith  
Printed Name: Alex Smith  
P.O. Address: 3027 Carron Rd  
Louisville KY 40205

The Karen L. Gatti Living Trust U/A/D March 11, 2016, and any amendments thereto

By: Karen L. Gatti, Individually and as Trustee  
Karen L. Gatti, Individually and as Trustee

WITNESSES #2:

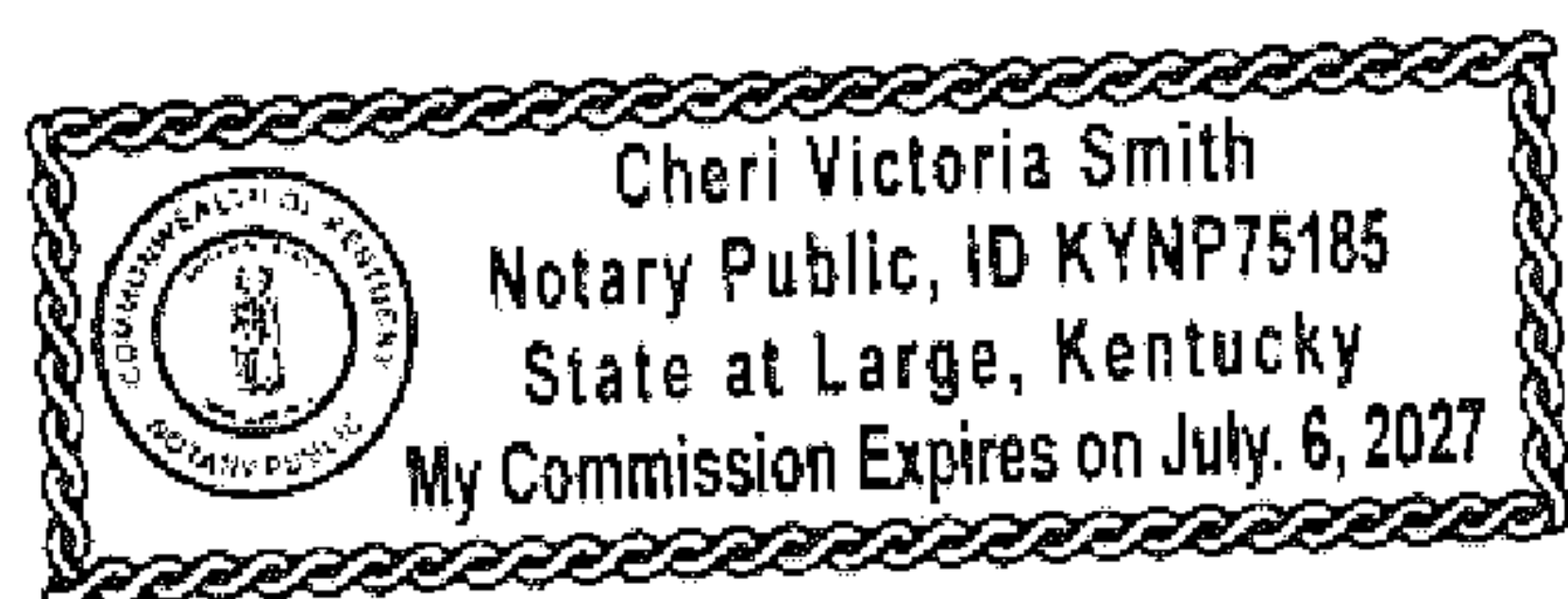
Cheri Victoria Smith  
Printed Name: Cheri Victoria Smith  
P.O. Address: 229 Santee Path  
Louisville KY 40207

STATE OF Kentucky  
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of April, 2026, by Karen L. Gatti, Individually and as Trustee of The Karen L. Gatti Living Trust U/A/D March 11, 2016, and any amendments thereto,  who is/are personally known to me or  who has/have produced Driver's License as identification.

Cheri Victoria Smith  
Signature of Notary Public

Cheri Victoria Smith  
Print, Type/Stamp Name of Notary



WITNESSES #1:

[Signature]  
Printed Name: Samantha Puzker  
P.O. Address: 1605 Main St Suite 1112  
Sarasota FL 34234

[Signature]  
David Alan Gatti

WITNESSES #2:

[Signature]  
Printed Name: Sara Hodges  
P.O. Address: 1605 Main St. Ste 1112  
Sarasota FL 34234

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of April, 2026, by David Alan Gatti,  who is/are personally known to me or  who has/have produced Drivers license as identification.

[Signature]  
Signature of Notary Public

Samantha Puzker  
Print, Type/Stamp Name of Notary

