

4/27/2026 2:49 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486087

Documentary Stamp Tax: \$ 0.70
Index Fee: \$ 1.00
Recording Fee: \$18.50
Total: \$20.20
Parcel I.D. No.: 0160030014

Doc Stamp-Deed: \$0.70

This instrument prepared by and
should be returned to:
DOROTHY L. KORSZEN, ESQUIRE
FARR LAW FIRM P.A.
901 Ridgewood Avenue
Venice, FL 34285

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

THIS INDENTURE, made this 24 day of April, 2026 by and between **MARK A. SAINT GERMAIN, SR. and JANINE SAINT GERMAIN**, husband and wife, whose mailing address is 521 Lyons Bay Road, Nokomis, FL 34275, hereinafter referred to as "GRANTOR," and **MARK SAINT GERMAIN and JANINE SAINT GERMAIN**, Co-Trustees of the **SAINT GERMAIN FAMILY TRUST**, dated April 24, 2026, hereinafter referred to as "GRANTEE." Grantee's address is 521 Lyons Bay Road, Nokomis, FL 34275.

WITNESSETH:

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to Grantee, the following described property situated in **Sarasota County, Florida**, to-wit:

Lot 2, Block R, SORRENTO EAST UNIT 3, according to the map or plat thereof, as recorded in Plat Book 21, Page 12, 12A and 12B, of the Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

The property is NOT the homestead of the GRANTOR under the laws and Constitution of the State of Florida.

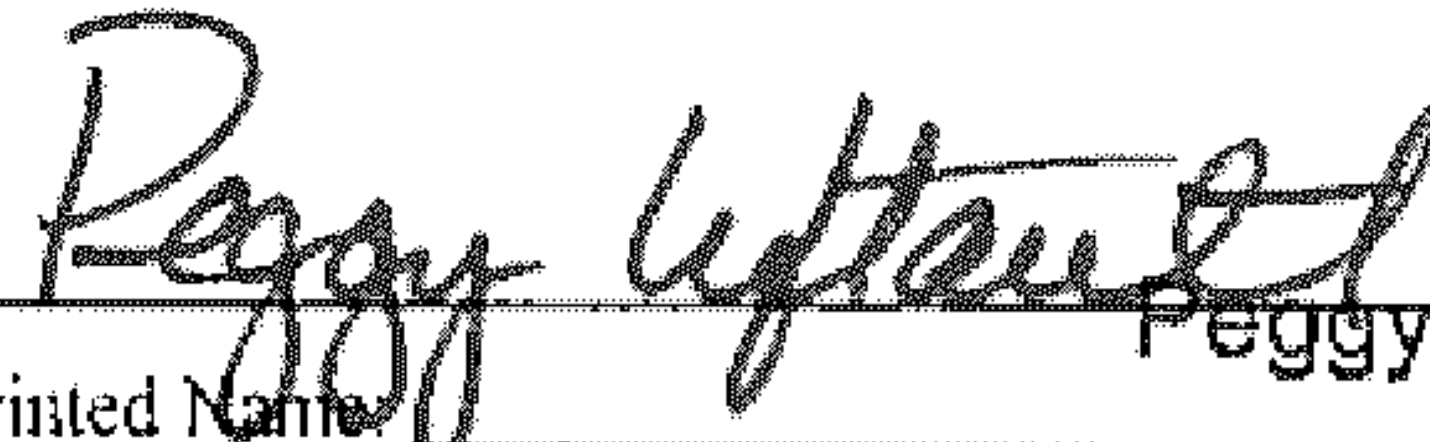
TOGETHER WITH all tenements, hereditaments and appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

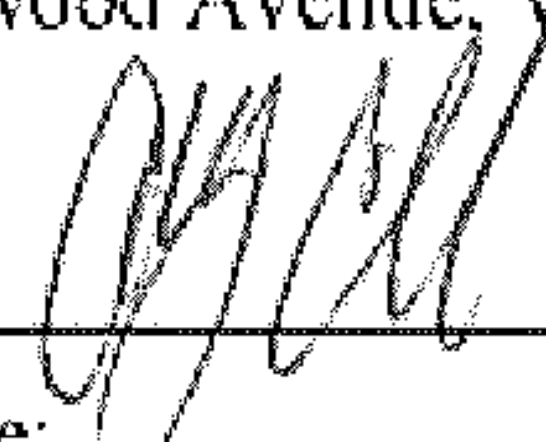
The Trustees are invested with full rights of ownership and are specifically granted the power and authority either to protect, conserve, sell and to convey, or to lease, or to encumber, or

otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute §689.073.

AND Grantors hereby covenant that Grantors are lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantors have good right and lawful authority to convey same and Trustees shall have quiet enjoyment thereof; that Grantors will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantors do hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has hereunto set Grantor's hand and seal the day and year first above written.


Printed Name: Peggy Leftault
901 Ridgewood Avenue, Venice, FL 34285


Printed Name: Ashley Carroll
901 Ridgewood Avenue, Venice, FL 34285

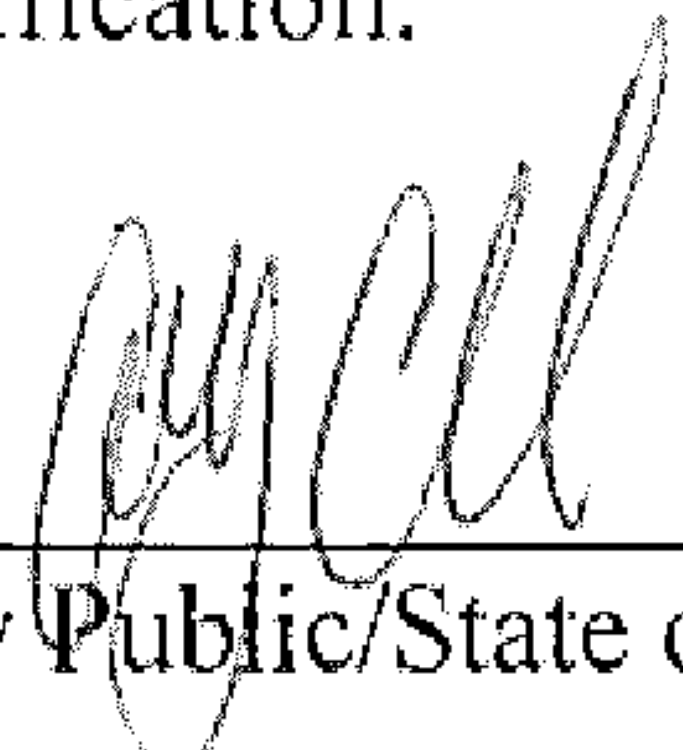

MARK A. SAINT GERMAIN, SR.


JANINE SAINT GERMAIN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2026, by MARK A. SAINT GERMAIN, SR. and JANINE SAINT GERMAIN, who are personally known to me or who have each produced FL DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL]


Notary Public/State of Florida

