

4/27/2026 2:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486097

Documentary Stamp Tax: \$ 0.70  
Recording Fee: \$18.50  
Total: \$19.20  
Parcel I.D. No.: 0169164057

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 **JANINE SAINT GERMAIN**, a married woman, whose mailing address is 521 Lyons Bay Road, Nokomis, FL 34275, hereinafter referred to as "GRANTOR," and **JANINE SAINT GERMAIN and MARK SAINT GERMAIN**, wife and husband, 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:

**Unit N-57, GULF HARBOR MARINA, a Condominium, together with an undivided interest in the common elements, according to Plat thereof recorded in Condominium Plat Book 38, Pages 36-36D; and being further described in that certain Declaration of Condominium recorded in Clerk's Instrument No. 2005264313, and subsequent amendments thereto, 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.

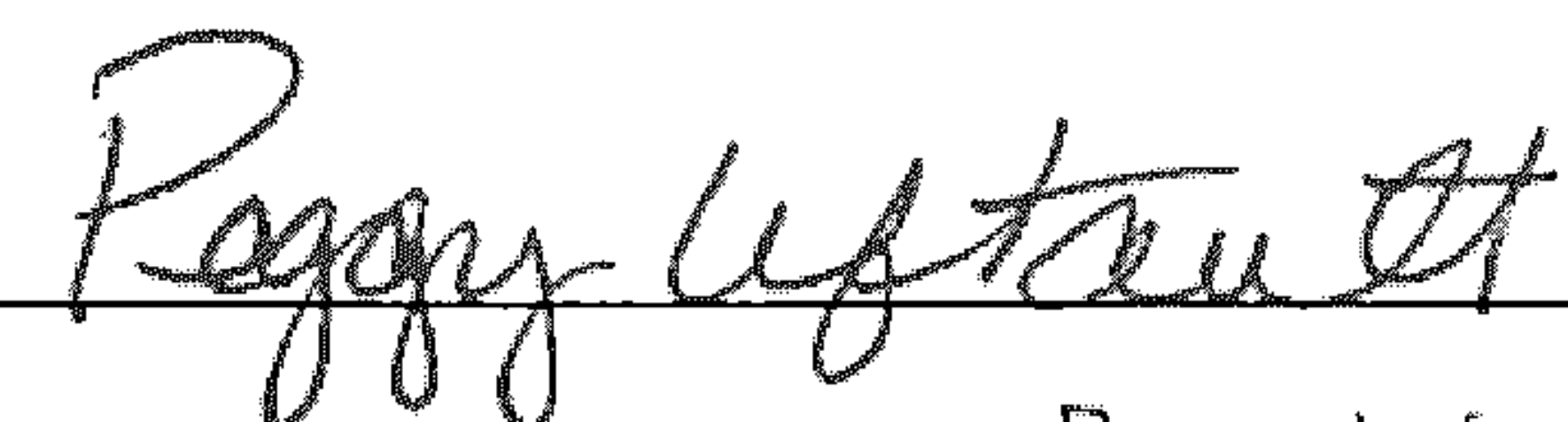
The property is NOT the homestead of the GRANTOR under the laws and Constitution of the State of Florida.

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

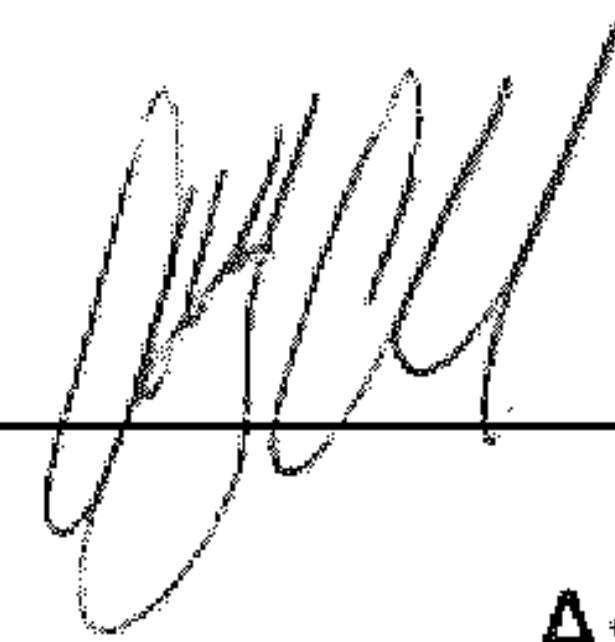
The Trustees are invested with full rights of ownership and are specifically granted the power and authority either to protect, conserve, sell and to convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute §689.073.

AND Grantor hereby covenant that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantor has good right and lawful authority to convey same and Trustees shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does 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

  
JANINE SAINT GERMAIN

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

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 JANINE SAINT GERMAIN, who is personally known to me or who has produced FL DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL]

  
Notary Public/State of Florida

