

4/27/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486254

Documentary Stamp Tax: \$ 0.70  
Index Fee: \$ 1.00  
Recording Fee: \$18.50  
Total: \$20.20  
Parcel I.D. No.: 0459040058

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 and MARK A. SAINT GERMAIN, SR.**, wife and husband, 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:

**Lots 1475 and 1476, South Venice, Unit No. 5, according to the plat thereof in Plat Book 6, page 33, 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.

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.

Peggy Uffault  
Printed Name: \_\_\_\_\_  
901 Ridgewood Avenue, Venice, FL 34285

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

Janine Saint Germain  
JANINE SAINT GERMAIN

Mark A. Saint Germain  
MARK A. SAINT GERMAIN, SR.

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 and MARK A. SAINT GERMAIN, SR., who are personally known to me or who have each produced FL DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL]

Ashley Carroll  
Notary Public/State of Florida

