



FIRST
INTERNATIONAL TITLE

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 264432-90

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055984 2 PG(S)

4/27/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486308

Doc Stamp-Deed: \$1,053.50

WARRANTY DEED

This indenture made on **April 27, 2026** by **Kristin Trame, Successor Trustee of The Trame Family Trust dated July 31, 2007**, whose address is: 42206 Trotwood Ct, Canton, MI 48187-3639 hereinafter called the "grantor", to **Kathy Ann Davis, a single woman**, whose address is: 4297 Oakhurst Circle East #3051, Sarasota, FL 34233, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit 3051, Phase I of OAKHURST, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1357, Page 2, and as per plat thereof, recorded in Condominium Book 13, Page 43, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0068031035

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Trame Family Trust dated July 31, 2007

Kristin Trame, TTEE
By Kristin Trame, Successor Trustee

Signed, sealed and delivered in our presence:

Yocelin B. Martinez
1st Witness Signature

Samantha M. Moody
2nd Witness Signature

Print Name: Yocelin B. Martinez

Print Name: Samantha M. Moody

Address: 24837 boddard rd
unit 482 taylor mi
48180

Address: 42571 Saratoga Rd,
Canton, MI 48187

State of michigan

County of wayne

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on 4.23.26 by Kristin Trame, Successor Trustee of The Trame

Family Trust dated July 31, 2007, who () is/are personally known to me or who produced a valid Drivers License as identification.

Yocelin B. Martinez
Notary Public Signature

Printed Name: Yocelin B. Martinez (NOTARY SEAL)

My Commission Expires: September 14, 2029

Yocelin B. Martinez
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires September 14, 2029
Acting in the County of Wayne