

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056516 2 PG(S)**

4/28/2026 3:34 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3486765

Prepared by and when recorded return to:
JOSHUA P. PEREZ, ESQ.
BERLIN PATTEN EBLING, PLLC
201 Center Road, Suite 210
Venice, FL 34285

Doc Stamp-Deed: \$0.70

Parcel ID No. 0466050019

Consideration: \$10.00

This conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 28th day of April, 2026, by and between **BARRY PLUMMER** and **DENISE FLORES, husband and wife, as tenants by the entirety**, whose address is 6 Nichols Street, Rehoboth, Massachusetts 02769 (hereinafter "GRANTOR"), and **BARRY A. PLUMMER, Trustee of the Barry A. Plummer Trust dated November 14, 2025**, whose address is 6 Nichols Street, Rehoboth, Massachusetts 02769 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Lot 19, Sarasota National, Phase 4, according to the map or plat thereof, as recorded in Plat Book 50, Pages 28, 28A through 28AA, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID: 0466050019

a/k/a: 24213 Gallberry Drive, Venice, Florida 34293

Together with 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 has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 28th day of April, 2026.

Signed and sealed in the presence of:



BARRY PLUMMER, Grantor



DENISE FLORES, Grantor



Witness 1 Signature



Witness 2 Signature

Witness 1: Sadie Hentschel

Witness 2: JOSHUA PEREZ

Address: 201 Center Road, Suite 210
Venice, Florida 34285

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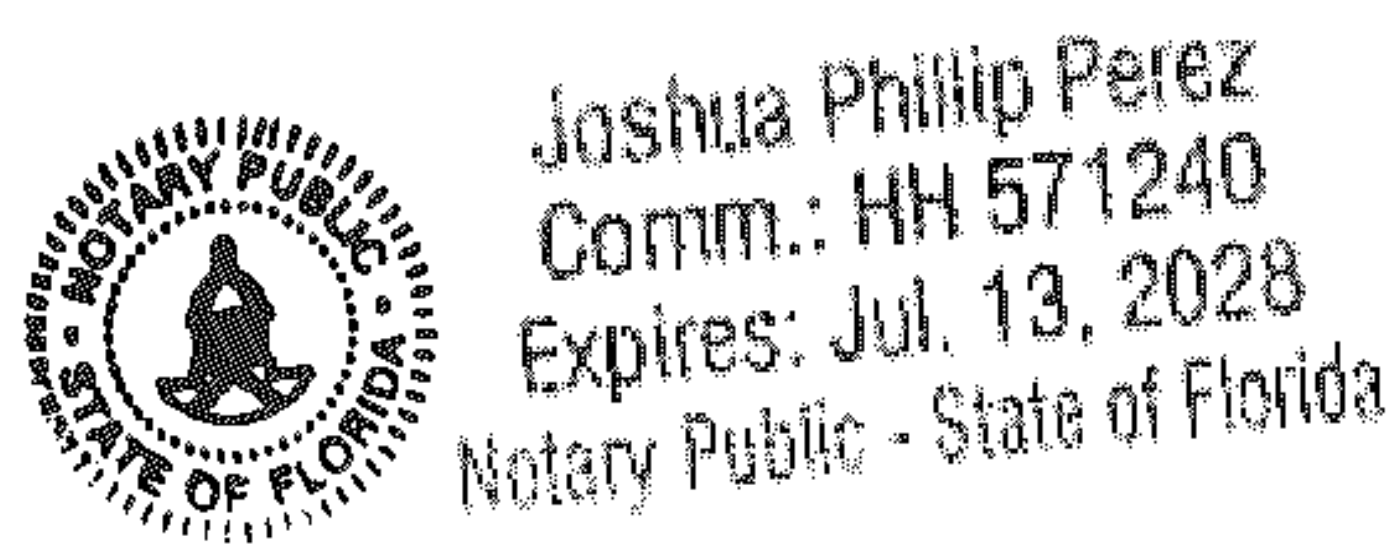
STATE OF FLORIDA

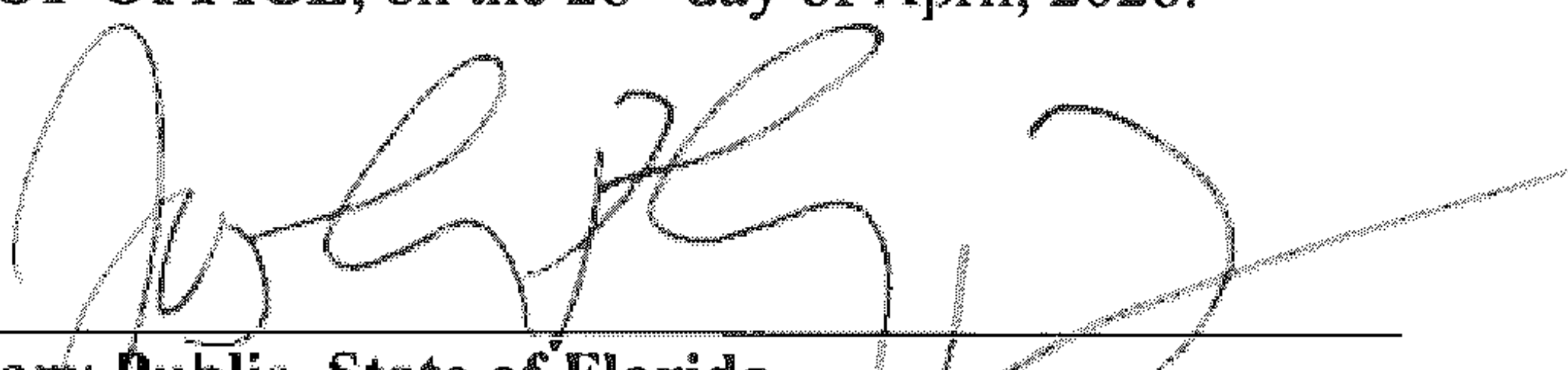
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COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **BARRY PLUMMER, Grantor**, who produced a driver's license issued by the State of Massachusetts that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **DENISE FLORES, Grantor**, who produced a driver's license issued by the State of Massachusetts that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 28th day of April, 2026.





Notary Public, State of Florida
Notary's printed name: Joshua P. Perez, Esq.

Parcel ID: 0466050019