

4/29/2026 11:40 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487113

Consideration: \$890,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Doc Stamp-Deed: \$6,230.00

Property Appraiser's Parcel ID No.: 0008-02-2006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 29th day of April, 2026, by and between **LINDA G. MUSEKAMP, INDIVIDUALLY AS AN UNREMARIED WIDOW, AND AS TRUSTEE OF THE LINDA G. MUSEKAMP REVOCABLE TRUST DATED SEPTEMBER 25, 2007**, whose address is **6505 Graves Lake Drive, Cincinnati, OH 45243** (hereinafter "GRANTOR"), and **FRANK R. PAVLETIC, AS TRUSTEE OF THE FRANK R. PAVLETIC TRUST DATED OCTOBER 22, 2014, AS TO A FIFTY PERCENT (50%) INTEREST, AND EILEEN M. PAVLETIC, AS TRUSTEE OF THE EILEEN M. PAVLETIC TRUST DATED OCTOBER 22, 2014, AS TO THE REMAINING FIFTY PERCENT (50%) INTEREST**, whose address is **40 N Lake Avenue, Fox Lake, IL 60020** (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:

UNIT 317, BUILDING NO. M-3, FAIRWAY BAY II, PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICAL RECORDS BOOK 1720, PAGE 1611, AND AMENDMENTS THERETO, AND PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 23, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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 named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Micaela Baptista
P.O. Address 1710 Starling Dr
Sarasota FL 34231

(2) [Signature]
Printed Name Gloria J. Sisson
P.O. Address 2016 Harbour side drive
unit 317 Longboat Key FL
34228

GRANTOR:

LINDA G. MUSEKAMP, INDIVIDUALLY AND AS TRUSTEE OF THE LINDA G. MUSEKAMP REVOCABLE TRUST DATED SEPTEMBER 25, 2007

By: [Signature]
Linda G. Musekamp, Individually and as Trustee aforesaid

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27 day of April, 2026, by Linda G. Musekamp, Individually and as Trustee of the Linda G. Musekamp Revocable Trust dated September 25, 2007, () who is personally known to me or (X) who has produced FL DL as identification.

[Signature]
Signature of Notary Public

Micaela Baptista
Print, Type/Stamp Name of Notary

My Commission Expires: 7/23/27

