

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057008 2 PG(S)**

4/29/2026 12:39 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3487166

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-388-SXC

Sales Price: Price: \$540,000.00

Doc Stamp-Deed: \$3,780.00

**General Warranty Deed**

Made this 28th day of April, 2026 By **Nadeen M. Miskanin and Ann M. Hotaling, individually, a married couple and as Trustees under the provisions of a Trust agreement dated the 31st day of May 2007, and known as the Hotaling/Miskanin Family Living Trust**, whose address is: 1100 Imperial Dr., Unit 608, Sarasota, FL 34236, hereinafter called the grantor, to **RFS Insurance Consulting, LLC, a Florida limited liability company**, whose post office address is: 5547 Contento Drive, Siesta Key, FL 34242, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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, viz:

Unit 608, Bay's Bluff Condominium Apartments, Section One, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 850, Page 143, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **2007081047**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Marilyn B. Kneafsey  
Witness Signature above:

Witness print name below:  
MARILYN B. KNEAFSEY

The Hotaling/Miskanin Family Living Trust dated the 31th of May, 2007

By: Nadeen M. Miskanin

Nadeen M. Miskanin, Individually and as Trustee  
1100 Imperial Dr., Unit 608, 608, Sarasota, FL 34236

By: Ann M. Hotaling

Ann M. Hotaling, Individually and as Trustee  
1100 Imperial Dr., Unit 608, 608, Sarasota, FL 34236

Witness Address:  
1100 IMPERIAL DR #301  
SARASOTA, FL 34236

Sandra Cruz  
Witness Signature above:

Witness print name below:  
Sandra Cruz

Witness Address:  
1605 Main St #101  
Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Nadeen M. Miskanin and Ann M. Hotaling, Individually and as Trustees under the provisions of a Trust agreement dated the 31st day of May 2007, and known as the Hotaling/Miskanin Family Living Trust,  who is/are personally known to me or  who has/have produced D.L. as identification.

Sandra Cruz  
Signature of Notary Public

Sandra Cruz  
Print, Type/Stamp Name of Notary

