

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058784 3 PG(S)**

5/1/2026 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488669

Consideration: \$215,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48007-001

Doc Stamp-Deed: \$1,505.00

Property Appraiser's Parcel ID No.: 0157-02-1013

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of May, 2026, by and between **KEVIN MICHAEL LEACH AND PAUL JOSEPH HARTEL, INDIVIDUALLY AND AS TRUSTEES OF THE OSPREY 362 TRUST DATED MAY 10, 2022**, whose address is **230 Jones Rd, Suite # 6, Falmouth, MA 02540** (hereinafter "GRANTOR"), and **RACHEL LEPINE AND BRADLEY ROBBINS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **68 Hartford Avenue, Madison, CT 06443** (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:

CONDOMINIUM UNIT 362, PINE RUN, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1047, PAGE 2150, AS AMENDED FROM TIME TO TIME, AND RECORDED IN CONDOMINIUM BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

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.

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:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

KEVIN MICHAEL LEACH AND PAUL JOSEPH HARTEL, INDIVIDUALLY AND AS TRUSTEES OF THE OSPREY 362 TRUST DATED MAY 10, 2022

By: [Signature]
Kevin Michael Leach, Individually and as Trustee aforesaid

(2) [Signature]
Printed Name Kevin Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA

COUNTY OF Sarasota

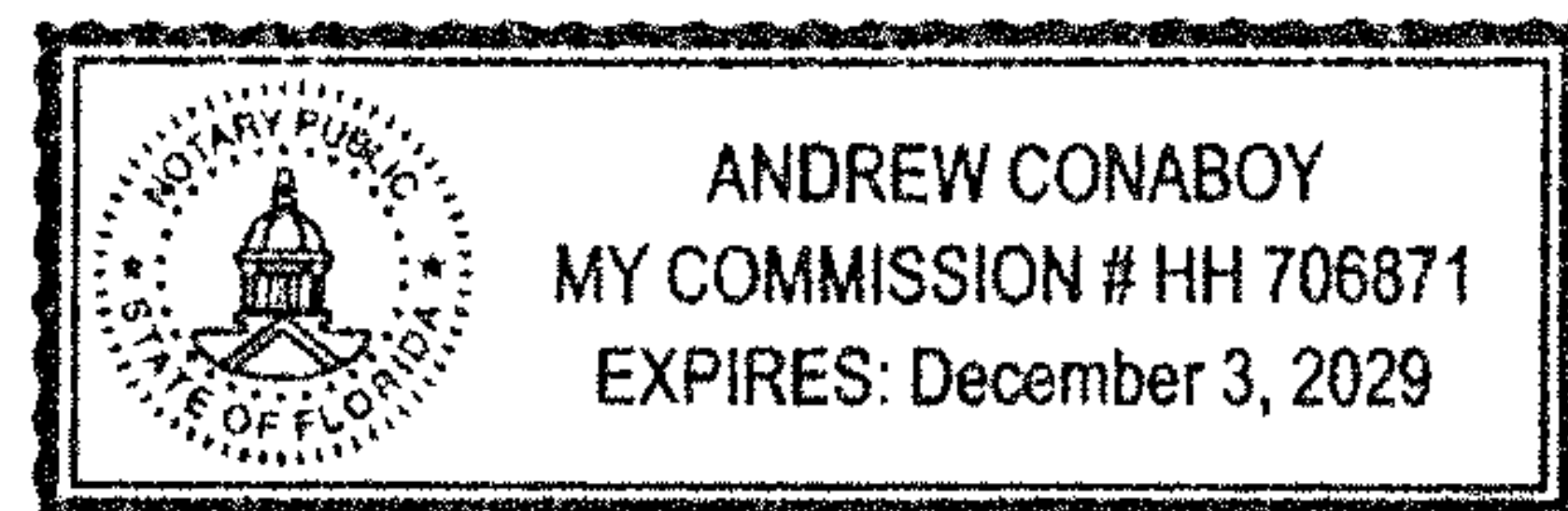
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2026, by Kevin Michael Leach, Individually and as Trustee of the Osprey 362 Trust dated May 10, 2022, who is personally known to me or who has produced Driver License as identification.

[Signature]
Signature of Notary Public

(AFFIX SEAL)

Print, Type/Stamp Name of Notary

My Commission Expires: _____



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:

GRANTOR:

(1) *Carolina Rocha-Jaje*
Printed Name CAROLINA ROCHA-JAJE
P.O. Address 3700 S. TAMMIAMI TRL.
SARASOTA, FL 34239

KEVIN MICHAEL LEACH AND PAUL JOSEPH HARTEL, INDIVIDUALLY AND AS TRUSTEES OF THE OSPREY 362 TRUST DATED MAY 10, 2022

By: *Paul Joseph Hartel*
Paul Joseph Hartel, Individually
and as Trustee aforesaid *TRUSTEE*

(2) *Angelina Trotta*
Printed Name Angelina Trotta
P.O. Address 3700 S TAMMIAMI TRI
Sarasota, FL 34239

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of April, 2026, by Paul Joseph Hartel, Individually and as Trustee of the Osprey 362 Trust dated May 10, 2022, who is personally known to me or who has produced DRIVER'S license as identification.

Carolina Rocha-Jaje
Signature of Notary Public

(AFFIX SEAL)

Print, Type/Stamp Name of Notary

My Commission Expires: _____

