

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058797 2 PG(S)**

**5/1/2026 3:15 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3488679**

Consideration: \$1,950,000.00

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

Property Appraiser's Parcel ID No.: 0222-03-0009

**Doc Stamp-Deed: \$13,650.00**

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 1st day of May, 2026, by and between **DANIEL J. STARCK AND SABRINA M. STARCK, INDIVIDUALLY HUSBAND AND WIFE, AND AS TRUSTEES OF THE STARCK FAMILY TRUST DATED JUNE 8, 2017**, whose address is **15891 Bellows Avenue, Fishers, IN 46040** (hereinafter "GRANTOR"), and **NICHOLAS KEEFE AND DENISE COMELLA KEEFE, AS TRUSTEES OF THE KEEFE FAMILY TRUST DATED APRIL 25, 2013, AND AMENDED AND RESTATED ON NOVEMBER 18, 2024**, whose address is **4 Hawkins Circle, Wheaton, IL 60189** (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 S-8, FOUNDERS CLUB, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 30, 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.

*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 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.*

*(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 Mallory Bauer  
P.O. Address 3700 S Tamiami  
Sarasota FL 34239

Daniel J. Starck and Sabrina M. Starck, Individually and as Trustees of the Starck Family Trust dated June 8, 2017

By: [Signature]  
Daniel J. Starck, Individually and as Trustee aforesaid

(2) [Signature]  
Printed Name Tricia Rudd  
P.O. Address 3700 S Tamiami  
Sarasota, FL 34239

By: [Signature]  
Sabrina M. Starck, Individually and as Trustee aforesaid

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of May, 2026, by Daniel J. Starck and Sabrina M. Starck, Individually and as Trustees of the Starck Family Trust dated June 8, 2017,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

