

5/1/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488732

Doc Stamp-Deed: \$2,100.00

Consideration: \$300,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: David Reider, Esq.
525 1st Avenue N
St. Petersburg, FL 33701
26-48740-001

Property Appraiser's Parcel ID No.: 0002-14-1048

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of May, 2026, by and between **JAMI J. BEUKELMAN AND JONATHAN V. BEUKELMAN, INDIVIDUALLY AND AS CO-TRUSTEES OF THE JAMI J. BEUKELMAN REVOCABLE TRUST DATED MAY 29, 2018**, whose address is **7600 Land Mark Way, Unit 809, Greenwood Village, CO 80111** (hereinafter "GRANTOR"), and **BRIAN MCDONALD AND MAYME MCDONALD, INDIVIDUALLY AND AS CO-TRUSTEES OF THE BRIAN AND MAYME MCDONALD REVOCABLE TRUST DATED OCTOBER 28, 2008**, whose address is **4900 Lakeshore Drive, Bow Mar, CO 80123** (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 C-102, BEACH HARBOR CLUB, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 854, PAGE 1080, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE 13, AS THEREAFTER AMENDED, 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 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.

(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) Loralei Bruce
Printed Name Loralei Bruce
P.O. Address 324 Inverness Drs
Apt 11-305, Englewood CO 80112

(2) Ashleigh Cox
Printed Name Ashleigh Cox
P.O. Address 2485 S Williams St.
Denver, CO 80210

GRANTOR:

**Jami J. Beukelman and Jonathan V. Beukelman,
Individually and as Co-Trustees of The Jami J.
Beukelman Revocable Trust dated May 29, 2018**

By: [Signature]
Jami J. Beukelman, Individually and as Co-Trustee aforesaid

By: [Signature]
Jonathan V. Beukelman, Individually and as Co-Trustee aforesaid

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Jami J. Beukelman and Jonathan V. Beukelman, Individually and as Co-Trustees aforesaid of The Jami J. Beukelman Revocable Trust dated May 29, 2018, who are personally known to me or who have produced _____ as identification.

Loralei Bruce
Signature of Notary Public

Loralei Bruce
Print, Type/Stamp Name of Notary

