

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059494 2 PG(S)**

5/4/2026 2:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489275

Prepared by and return to:

Jenna Hansen

Old Tampa Bay Title, LLC

1560 West Cleveland Street

Tampa, FL 33606

(813) 402-2266

File No 2026-7993

Doc Stamp-Deed: \$2,002.00

Parcel Identification No 0029-02-1021

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of May, 2026 between Ian Matthew Nathanson, individually and as Trustee of Kay S. Nathanson Revocable Trust dated July 29, 2020, whose post office address is 3017 Mountain Creek Court, Roswell, GA 30075, of the County of Cobb, State of Georgia, Grantor, to Mary Holmes, an unmarried woman, and Laura Shields, an unmarried woman, as tenants in common, whose post office address is 1229 S. Carolina Ave., Mason City, IA 50401, of the County of Cerro gordo, State of Iowa, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 21 of Beekman Lakes, a Condominium, f/k/a Hunter's Walk at the Hamlets, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1710, Page 1028, and all exhibits and amendments thereof, and as recorded in Condominium Plat Book 23, Page 7, Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3017 Mountain Creek Court, Roswell GA 30075

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Angela Bryant
Witness #1 Signature

Kay S. Nathanson Revocable Trust dated July 29, 2020

Angela Bryant
Witness #1 Printed Name

By: Ian Matthew Nathanson
Ian Matthew Nathanson, individually and as Trustee

240 S 14th St Wood River IL 62095
Witness #1 Address

Donisha L Miller
Witness #2 Signature

Donisha L Miller
Witness #2 Printed Name

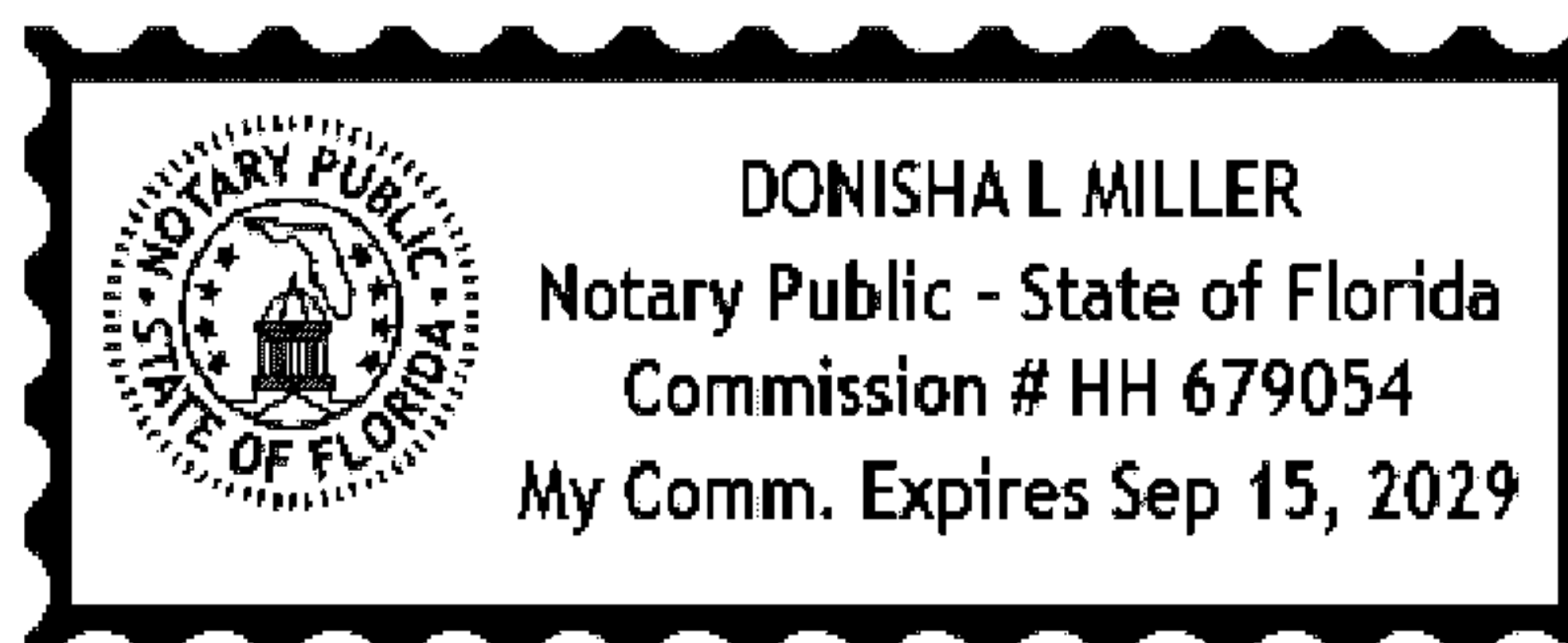
14911 Tavares Mill Ave Lithia FL 33547
Witness #2 Address

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 30 day of April, 2026, by Ian Matthew Nathanson, individually and as Trustee of Kay S. Nathanson Revocable Trust dated July 29, 2020, () who is/are personally known to me or (✓) who has/have produced DL as identification.

Donisha L Miller
Signature of Notary Public

Donisha L Miller
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.