

5/5/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490040

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE
Florida Bar #: 0124753
DHR LAW, PLLC
2639 Fruitville Road
Second Floor, Suite 203
Sarasota, Florida 34237
(941) 361-1153 PH.
(941) 827-9818 FX.

Doc Stamp-Deed: \$11,193.00

WARRANTY DEED

This Warranty Deed is made by **Gail K. Russell and John Mark Smith, wife and husband, individually and as Trustees of the Gail K. Russell and John Mark Smith Joint Trust dated September 15, 2021**, whose post office address is: 784 Saint Judes Drive North Longboat Key, FL 34228, hereinafter collectively referred to as "Grantor", to **John Kelly Coleman, a single man**, whose post office address is: 9190 Bradford Hicks Drive Livingston, TN 38570, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Unit 603, Building 1, BEACHPLACE I, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1343, Page 990 through 1055, inclusive, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 29, 29A through 29N, inclusive, and as amended in Condominium Book 14, Pages 40, 40A through 40N, inclusive, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.


The Property Appraiser's Parcel Identification Number of the above described real property is **0010031028**.

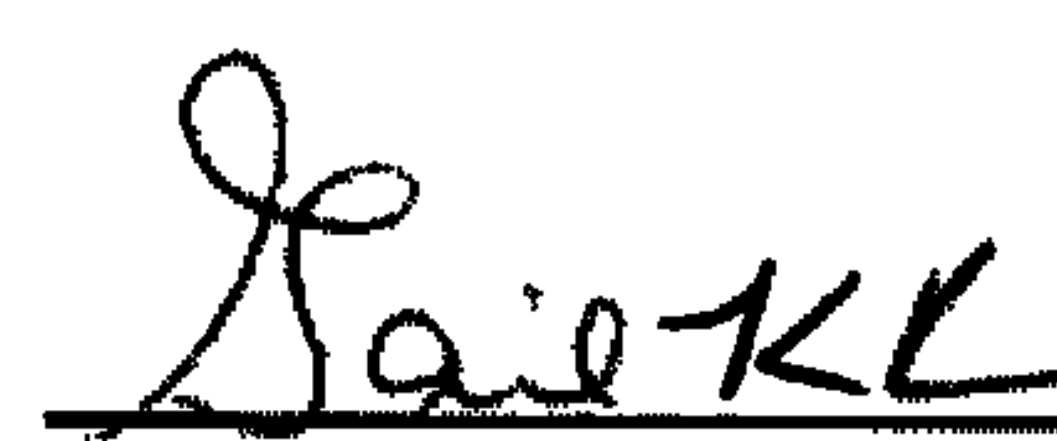
Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

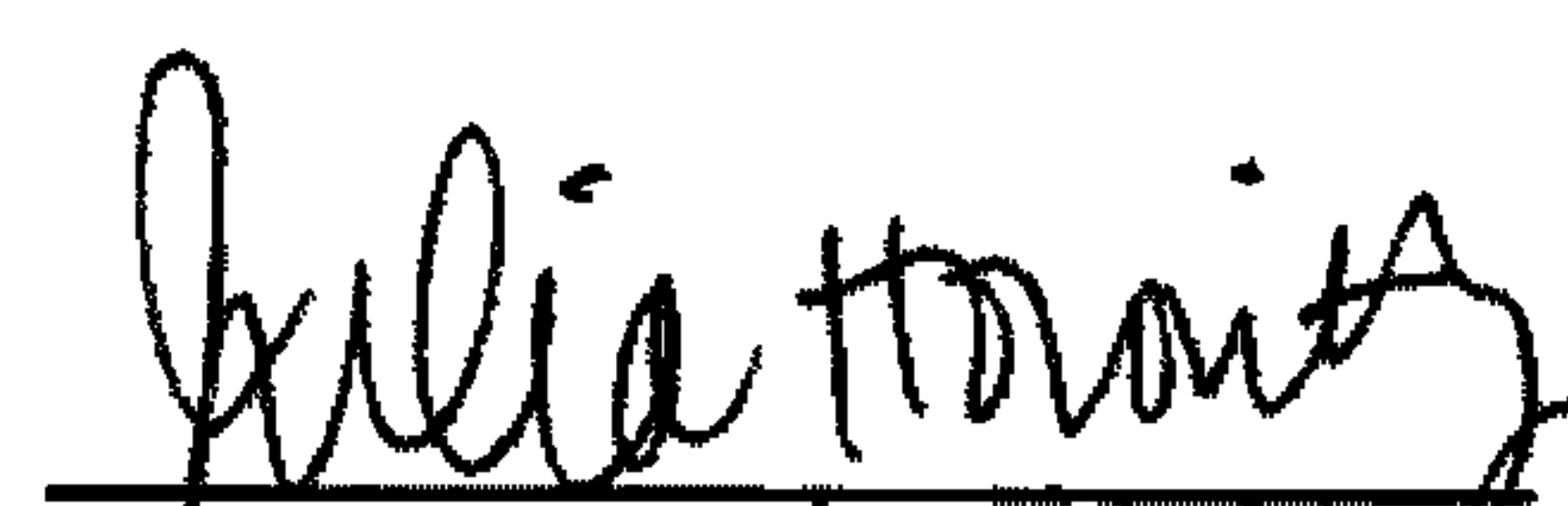
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.


Executed on this 27th day of May, 2026.

WITNESSES AS TO BOTH:


Print Name: Kelly Morgan
Address: 2639 Leetville Rd #203
Sarasota FL 34237

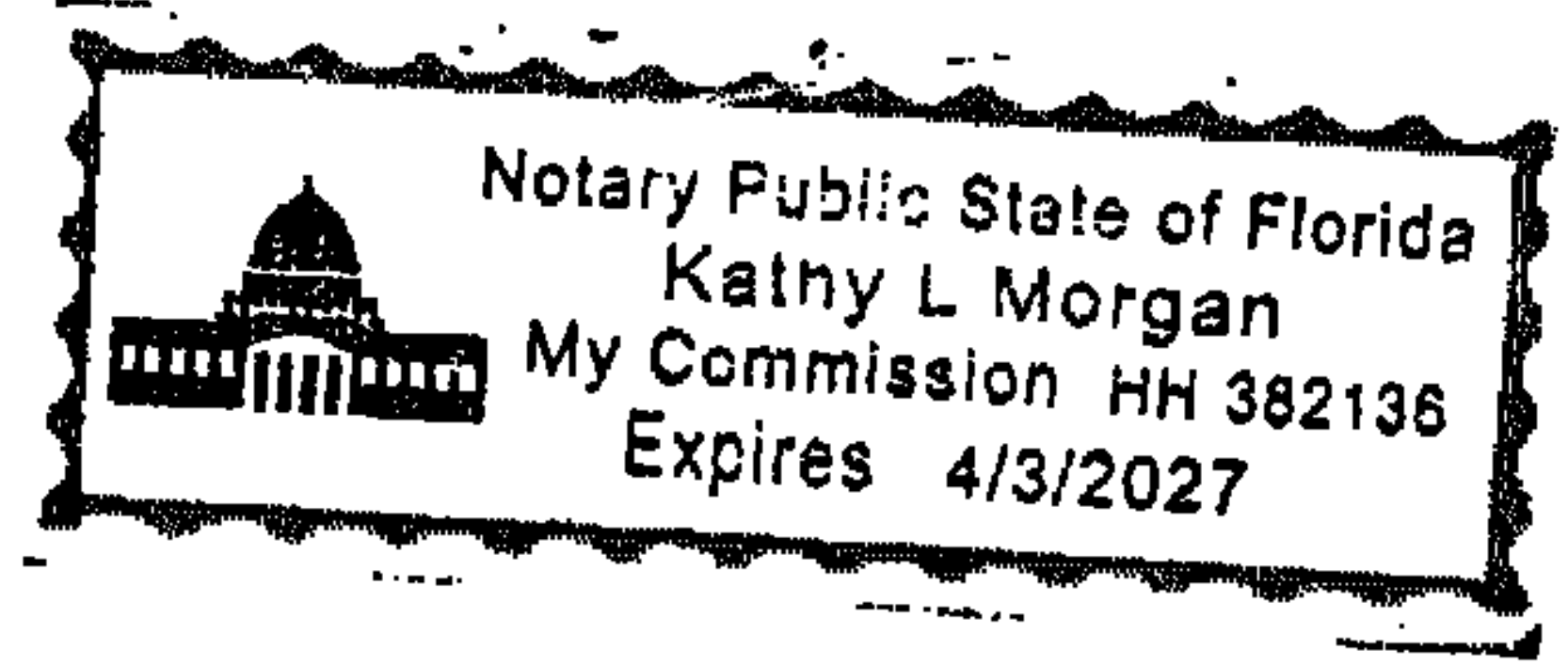

Gail K. Russell,
individually and as Trustee(s) of
the Gail K. Russell and John Mark
Smith Joint Trust dated September
15, 2021

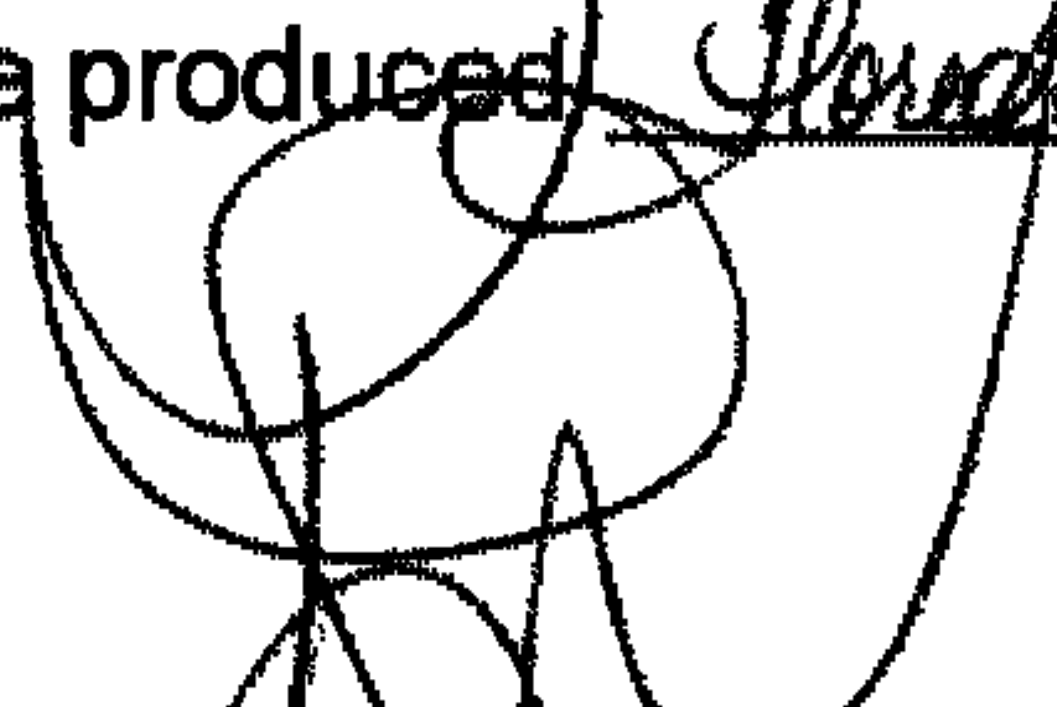

Print Name: Julia Horvitz
Address: 2639 Leetville Rd #203
Sarasota FL 34237


John Mark Smith,
individually and as Trustee(s) of
the Gail K. Russell and John Mark
Smith Joint Trust dated September
15, 2021

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2th day of May, 2026, by Gail K. Russell and John Mark Smith, individually and as Trustees of the Gail K. Russell and John Mark Smith Joint Trust dated September 15, 2021, who are (Notary choose one) personally known to me, or who have produced Florida ID as identification.




Notary Public
Print Name:
My Commission Expires: