

Prepared by and return to:
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File No 7329.00001

5/5/2026 2:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3490065

Doc Stamp-Deed: \$10,136.00

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Warranty Deed

This Warranty Deed is made effective as of the 5th day of May, 2026 by **ILENE FRIEDMAN**, an unmarried woman, whose post office address is: **5656 Torosay Way, Sarasota, FL 34238**, hereinafter called the Grantor, to **KENNETH M. SOCHA and JUDITH GAIL BANCROFT**, husband and wife, as Co-Trustees of the **KENNETH M. SOCHA TRUST DATED MAY 23, 2025** whose post office address is: **7010 Armat Drive, Bethesda, MD 20817**, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of **\$1,448,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

Lot 4, ASHLEY SUBDIVISION, according to the map or plat thereof recorded in Plat Book 33, Pages 22 and 22A through 22G, of the Public Records of Sarasota County, Florida.

A/K/A 5023 Ashley Parkway, Sarasota, FL 34241

Parcel ID Number: 0263-07-0002

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

The Trustee (Grantee) shall have full power to protect, conserve, sell, lease, improve, subdivide, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (or any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

Ilene Friedman
ILENE FRIEDMAN

Maria Rasmussen
WITNESS
PRINT NAME: **Maria Rasmussen**

1990 Main St., Ste.725
Sarasota, FL 34236
WITNESS 1 ADDRESS

Kim F. Bontrager
WITNESS
PRINT NAME: **Kim F. Bontrager**
(Witness as to all Signers)

1990 Main St., Ste.725
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2026, by ILENE FRIEDMAN, who is/are personally known to me or who has/have produced FLDL as identification.

Kim F. Bontrager
Signature of Notary Public
Kim F. Bontrager
Print, Type/Stamp Name of Notary



KIM F. BONTRAGER
Commission # HH 266851
Expires June 12, 2026