

5/5/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490198



Prepared by and Return to:

Doc Stamp-Deed: \$3,325.00

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-03272

[Space Above This Line For Recording Data]

### **This Warranty Deed**

Made this 4th day of May, 2026 by Sandra J. Bocz, and unmarried woman, individually and as Trustee of the Sandra J. Bocz Trust dated November 12, 2021, hereinafter called the Grantor, to Brian Sullivan, as Trustee of the Brian Sullivan Revocable Trust dated June 12, 2020, whose post office address is: 4511 Murcia Blvd., Sarasota, FL 34238, 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 Ten Dollars (\$10.00) and other valuable consideration, 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, viz:

**Condominium Unit 29, of JETTY VILLAS, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1002, Pages 1661 through 1742, inclusive, Official Records Book 1062, Page 272, amended in Condominium Plat Book 6, Pages 39, 39A through 39F, inclusive and Condominium Plat Book 8, Pages 24, 24A through 24G, inclusive, all of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 0173123029**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James Lorenz  
Witness: (Signature)

Printed Name JAMES LORENZ

220 SANTA MARIA # 337  
Address

VENICE FL. 34285  
City, State, Zip

[Signature]  
Witness: (Signature)

Printed Name Stephanie Flint

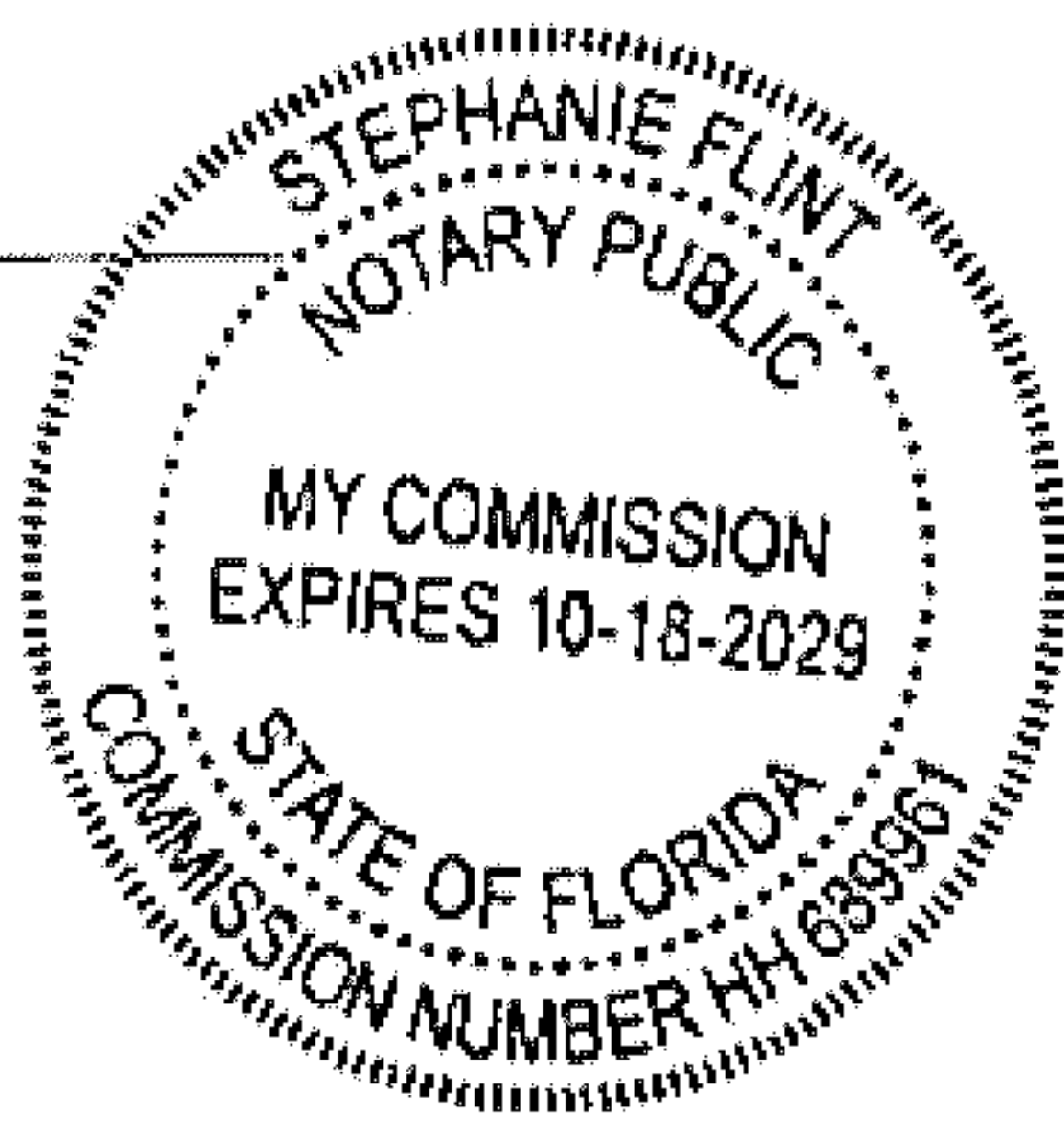
304 W. Venice Ave # 302  
Address

Venice, FL 34285.  
City, State, Zip

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of May, 2026, by Sandra J. Bocz, an unmarried woman, individually and as Trustee of the Sandra J. Bocz Trust dated November 12, 2021, who:  is personally known to me or  produced photo ID as identification.

[Signature]  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:



Sandra J. Bocz Trust dated November 12, 2021

Sandra J. Bocz  
By: Sandra J. Bocz, individually and as Trustee  
42938 Lombardy Dr  
Canton, MI 48187

EXHIBIT "A"

JETTY VILLAS ASSOCIATION, INC.  
c/o Keys-Caldwell, Inc.  
1162 Indian Hills Blvd., Venice, FL 34293  
941-408-8293  
E: info@keys-caldwell.com

Sales Application 2025-2026, Page 2 of 4

Buyer's Disclosures

Full Name: Sullivan, Brian R Date of Birth: [REDACTED]

Phone: [REDACTED] Last First M.I. Email: [REDACTED]

Driver's License No. [REDACTED] State: FL Employer: [REDACTED]

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Phone: \_\_\_\_\_ Last First M.I. Email: \_\_\_\_\_

Driver's License No. \_\_\_\_\_ State: \_\_\_\_\_ Employer: \_\_\_\_\_

Present Address: [REDACTED]  
Street Address, City, State, Zip

Previous Address: [REDACTED]  
Street Address, City, State, Zip

**Additional Occupants:** *If additional occupants are age 18 or older, use a second disclosure page. If additional occupants are under age 18: Provide name and date of birth.*

\_\_\_\_\_

**Pets:** *Provide Name, Breed, and Weight. No more than two pets permitted. Weight limit is 40 pounds.*

Pet 1: [REDACTED]

Pet 2: \_\_\_\_\_

**Vehicles:** *Provide Make, Model, License No., State.*

Vehicle 1: [REDACTED]

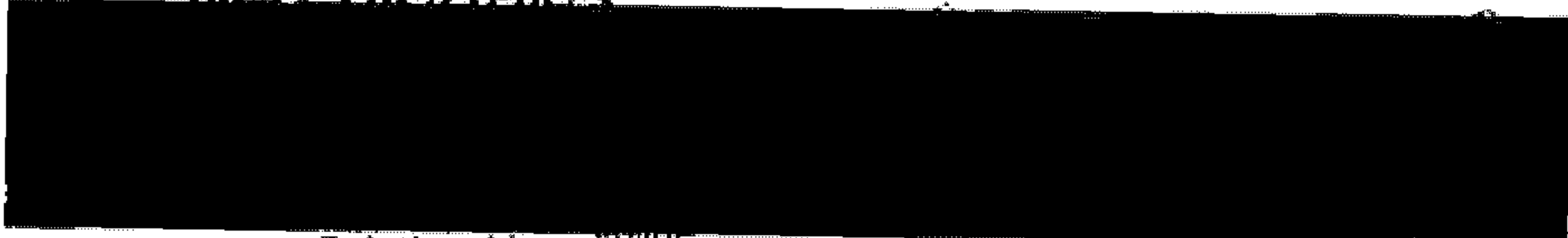
Vehicle 2: [REDACTED]

JETTY VILLAS ASSOCIATION, INC.  
c/o Keys-Caldwell, Inc.  
1162 Indian Hills Blvd., Venice, FL 34293  
941-408-8293  
E: info@keys-caldwell.com

Sales Application 2025-2026, Page 3 of 4

Buyer's References

Please list Buyer's references.



Full Name: ~~\_\_\_\_\_~~ Relationship: ~~\_\_\_\_\_~~

Address: ~~\_\_\_\_\_~~ Phone: ~~\_\_\_\_\_~~

Full Name: ~~\_\_\_\_\_~~ Relationship: ~~\_\_\_\_\_~~

Address: ~~\_\_\_\_\_~~ Phone: ~~\_\_\_\_\_~~

Previous Landlord /Mortgager: N/A - Paid in Cash

Address: N/A Phone: N/A

Disclaimer and Signature

The undersigned has received a copy of the Jetty Villas Association, Inc. Governing Documents and Rules and Regulations and agrees to abide by them.

Signature: *Brian Sulliman*  Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Board's Approval

Board of Director's Signature: *[Signature]* Date: 04 / 24 / 2026