

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026061660 2 PG(S)**

5/7/2026 11:51 AM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3491103

Prepared by and return to:  
Zac Hickey, an employee of  
BAXTER TITLE  
12800 Indian Rocks Road  
Largo, FL 33774  
File Number: 5531-26-04-P

**Doc Stamp-Deed: \$7,791.00**

Property Appraiser's ID #: 0105-13-5135

**WARRANTY DEED**

**This Warranty Deed** is executed this 5th day of **May, 2026**, by **CATHY L. BECKMAN**, individually and as **Trustee of THE CATHY L. BECKMAN LIVING TRUST, U/A dated November 30, 2023** ("Grantor") whose post office address is 6506 205th Street East, Bradenton, FL 34211, to **BTVT REALTY, LLC, a Florida Limited Liability Company** ("Grantee") whose post office address is 223 Acton Road, Columbus, OH 43214.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Sarasota County, Florida**, viz:

**Unit No. 705, JAMAICA ROYALE TOWER II, A CONDOMINIUM**, together with an undivided interest in the common elements, as per Declaration of Condominium, recorded in Official Records Book 1111, Pages 116 through 166, inclusive, and as per plat thereof recorded in Condominium Book 9, Pages 13 and 13A, as amended from time to time, of the Public Records of Sarasota County, Florida.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.**

**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, **2025**.

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

*[signature page to follow]*

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Beverly C. Schroeder

Signature of Witness 1

Beverly C. Schroeder

Print Name of Witness 1

Cathy L. Beckman

CATHY L. BECKMAN, individually and as Trustee  
of THE CATHY L. BECKMAN LIVING TRUST, U/A  
dated November 30, 2023

Witness 1 Address:

417 12<sup>th</sup> St  
Indian Rocks Beach, FL 33785

[Signature]

Signature of Witness 2

Destyne J Hamilton

Print Name of Witness 2

Witness 2 Address:

1808 Cortez Rd W #107  
Braclenton FL 34207

STATE OF FLORIDA  
COUNTY OF MANATEE

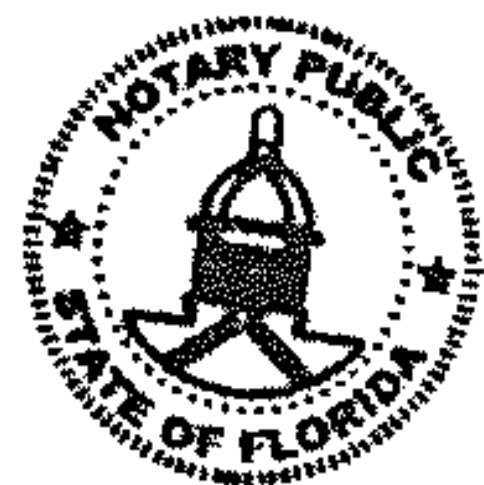
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of May, 2026, by CATHY L. BECKMAN, individually and as Trustee of THE CATHY L. BECKMAN LIVING TRUST, U/A dated November 30, 2023,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]

Signature of Notary Public

Destyne J Hamilton

Print, Type/Stamp Name of Notary



DESTYNE J HAMILTON  
Notary Public, State of Florida  
My Comm. Expires 11/07/2026  
Commission No. HH299816