

5/8/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3491714

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260662

Parcel ID: **0853-12-1208**

Florida Documentary Stamps in the amount of **\$420.00** have been paid hereon.

Doc Stamp-Deed: \$420.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **8th day of May, 2026** by

Brent Koepfel, Individually and as Trustee of The Harry S. Koepfel, III and Rita J. Koepfel Irrevocable Trust Number 1 of 2021,

whose post office address is 35 Nakata Avenue, Fairhaven, MA 02719,

herein called the Grantor, to

Kelly Chippendale and Cassandra Bokros, as Joint Tenants with Full Rights of Survivorship,

whose post office address is 19 Kennedy Drive, Fairfield, NJ 07004,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SIXTY THOUSAND AND 00/100 (**\$60,000.00**) 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 situate in Sarasota County, State of Florida, viz.:

Unit No. 3203, Quail's Run, Phase III, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 1162, Page 2173 through 2224, and amended in Official Records Book 2129, Page 2701 and Official Records Book 2507, Page 1206, and any amendments thereto, and according to Condominium Plat Book 9, Pages 45 and 45A, and any amendments thereto, all in the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

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, and hereby 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 accruing subsequent to January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

[Signature]
Signature

Julian Azevedo
Printed Name

16 Sciticut Neck Road, Fairhaven MA 02719
Full Address

The Harry S. Koepfel, III and Rita J. Koepfel
Irrevocable Trust Number 1 of 2021

By: *[Signature]*
Brent Koepfel, Individually and as Trustee

Witness #2:

[Signature]
Signature

Tanya LeeAnn Hines
Printed Name

16 Sciticut Neck Rd, Fairhaven, MA 02719
Full Address

STATE OF Massachusetts
COUNTY OF Bristol

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of May, 2026, by Brent Koepfel, who is personally known to me or who has produced Massachusetts Drivers License as identification.

[Signature]
Signature of Notary Public

Rosemarie Charles
Print, Type/Stamp Name of Notary

