

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

5/12/2026 1:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3492907

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0429120051
File- MFL-2275241
Consideration Amount \$700,000.00

Doc Stamp-Deed: \$4,900.00

WARRANTY DEED

This Indenture, Made this May 12, 2026, between Jeffrey K. Joiner and Elizabeth H. Joiner, Husband and Wife, whose post office address is: 193 Manor Hill, Danville, KY 40422, hereinafter called the "Grantor", and, Zorba B. Lieberman, as Trustee of the Lieberman Florida Irrevocable Trust dated 5/6/2026, whose post office address is: 239 Sovrano Road, Venice, FL 34285, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Lot 17, Block 101, Venice Venezia Park Section according to the Plat thereof, recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Property Address: 239 Sovrano Road, Venice, FL 34285

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Robin L May
Witness #1 Signature

Robin L. May
Witness #1 Print Name

25 Logan Creek DR
Witness #1 Address

Stanford Ky 40484
Witness #1 City, State, Zip Code

Kelly J Rankin
Witness #2 Signature

Kelly J Rankin
Witness #2 Print Name

140 Colonial Way
Witness #2 Address

Danville, KY 40422
Witness #2 City, State, Zip Code

GRANTOR(S):

Jeffrey K Joiner

Elizabeth H Joiner
Elizabeth H Joiner

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Kentucky ; County of Boyle

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 7th day of May, 2026 by: Elizabeth H. Joiner, who is/are personally known by me or who has/have produced: Drivers License as identification.

Robin L May
Notary Public

My Commission Expires: 02/28/2027



In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:
[Signature]
Witness #1 Signature

Sarah Raczynski
Witness #1 Print Name

411 Commercial Ct, Suite A
Witness #1 Address

Venice, FL 34292
Witness #1 City, State, Zip Code

GRANTOR(S):
[Signature]
Jeffrey K Joiner

[Signature]
Elizabeth H Joiner

[Signature]
Witness #2 Signature

Famela Pounds
Witness #2 Print Name

411 Commercial Ct, Suite A
Witness #2 Address

Venice, FL 34292
Witness #2 City, State, Zip Code

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 7th day of May, 2026 by: Jeffrey K. Joiner, who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires: _____

