

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065976 2 PG(S)

5/15/2026 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494870

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331805-420613

Doc Stamp-Deed: \$1,505.00

Consideration: \$215,000.00

Doc Stamps: \$1,505.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 15th day of May, 2026, by Stuart Kreisman, a single man, individually and as Trustee of the Kreisman Family Trust dated October 29, 2025 ("Grantor") to Garrett C. Shafer and Debra M. Shafer, husband and wife, whose post office address is 777 Ballater Drive, Delaware, OH 43015 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 21, PINE TREE VILLAGE, A CONDOMINIUM, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1474, Page(s) 87, as thereafter amended, and as per Plat thereof recorded in Condominium Book 17, Page(s) 44, 44A through 44I, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0123041021.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]

Witness#1 Print: Melissa Fernandez

Witness #1 Address: 10316 Sepulveda Blvd.
#309 Mission Hills, CA 91345

Witness#2 Sign: [Signature]

Witness#2 Print: Martha Fernandez

Witness #2 Address: 13122 Donfield Ave.
Sylmar CA 91342

[Signature]

Stuart Kreisman, individually and as Trustee
of the Kreisman Family Trust dated October
29, 2025

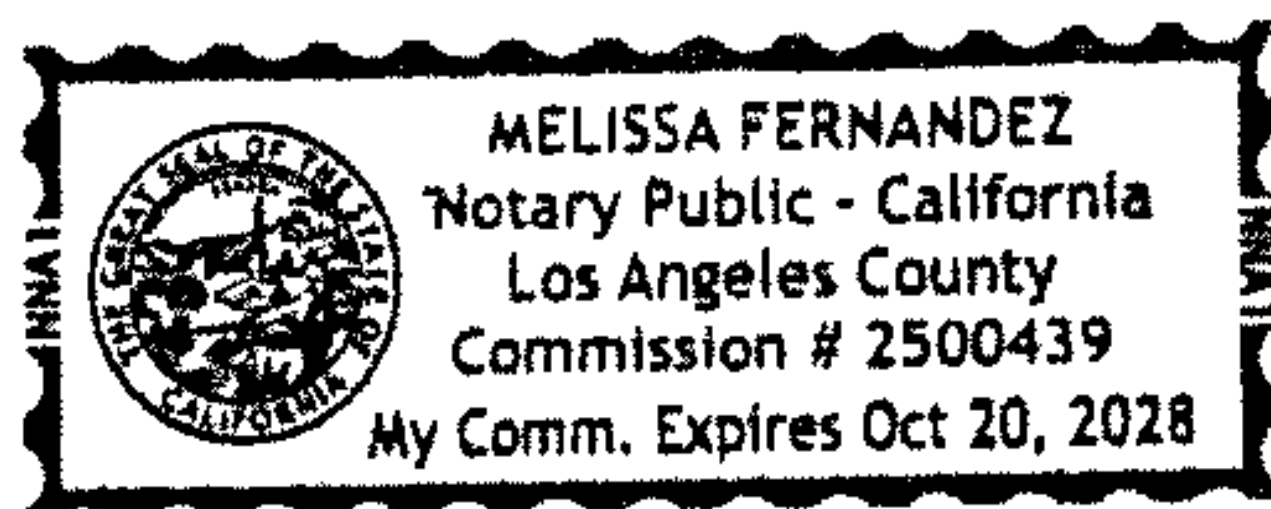
Address: 228 North Bowling Green Way
Los Angeles, CA 90049

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not
the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 12th day of May, 2026, by Stuart Kreisman, individually
and as Trustee of the Kreisman Family Trust dated October 29, 2025.



[Signature]
Notary Public

Print Name: Melissa Fernandez

My Commission Expires: 10/20/2028

Personally Known (OR) Produced Identification X

Type of identification produced CA I.D. #N9269427