

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066200 3 PG(S)**

5/15/2026 3:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495074



Doc Stamp-Deed: \$6,930.00

Prepared by and Return to:
Jennifer Merrick , an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 264588-90

WARRANTY DEED

This indenture made on **May 15, 2026** by **Maxwell L. Axler and Karen E. Axler, husband and wife, Individually and as Co-Trustees of The MKA Revocable Trust U/T/A dated October 7, 2021**, whose address is: 5555 Del Monte Dr, Unit 2305, Houston, TX 77056 hereinafter called the "grantor", to **Bradley J. Black , Trustee of The Bradley J. Black Trust dated 9/8/23, as to one-half interest and Lisa M. Black, Trustee of The Lisa M. Black Trust dated 9/8/23, as to one-half interest**, whose address is: 2108 W Roscoe Street, Unit 2, Chicago, IL 60618, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Unit 207, Building B, GULF AND BAY CLUB, a Condominium, together with an undivided interest in the common elements, according to The Declaration of Condominium recorded in Official Records Book 1326, Page 768, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 13, Page 9, Public Records of Sarasota County, Florida.

Parcel Identification Number: **0105043016**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

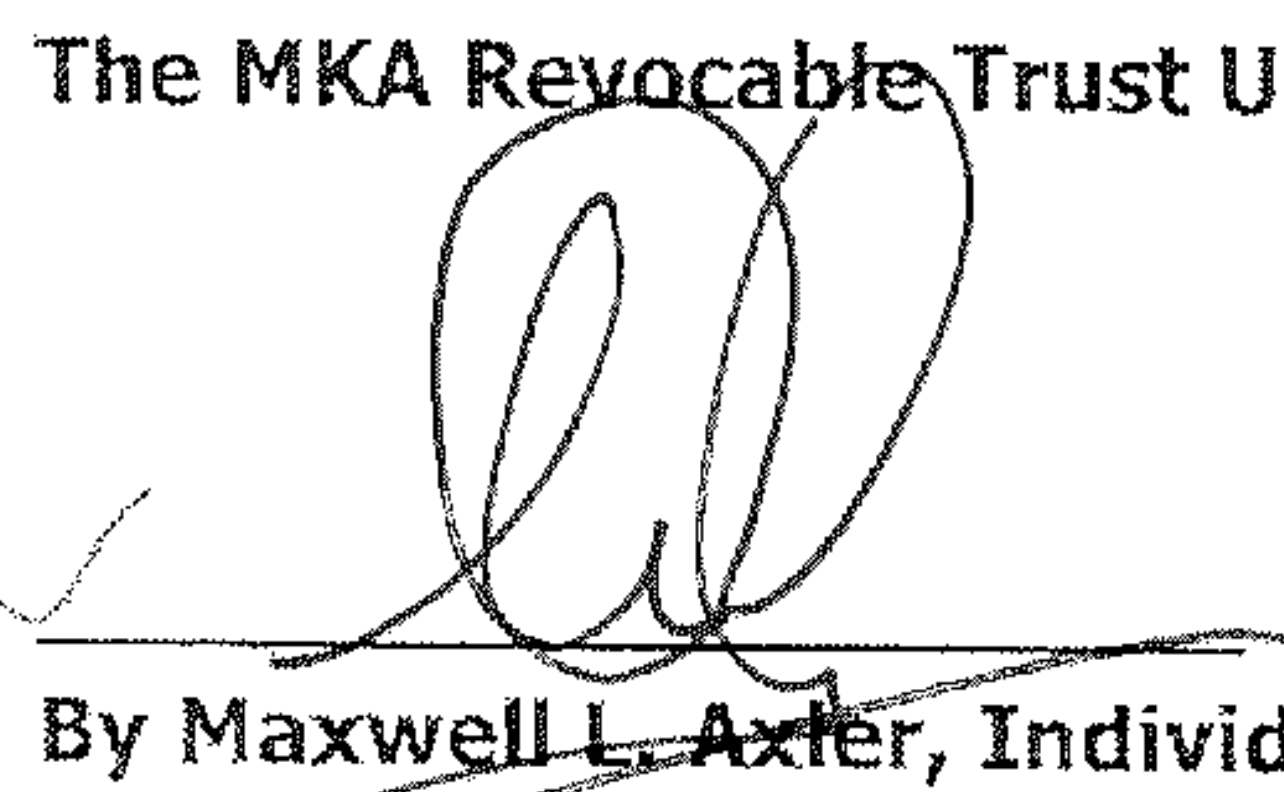
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The MKA Revocable Trust U/T/A dated October 7, 2021


By Maxwell L. Axler, Individually and as Co-Trustee


By Karen E. Axler, Individually and as Co-Trustee

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Maxwell Harvey

Address: 6018 Piney Knoll Ct
Katy, Texas 77449

State of Texas

County of Harris


2nd Witness Signature

Print Name: Tamara Harvey

Address: 6018 Piney Knoll Ct
Katy TX 77449

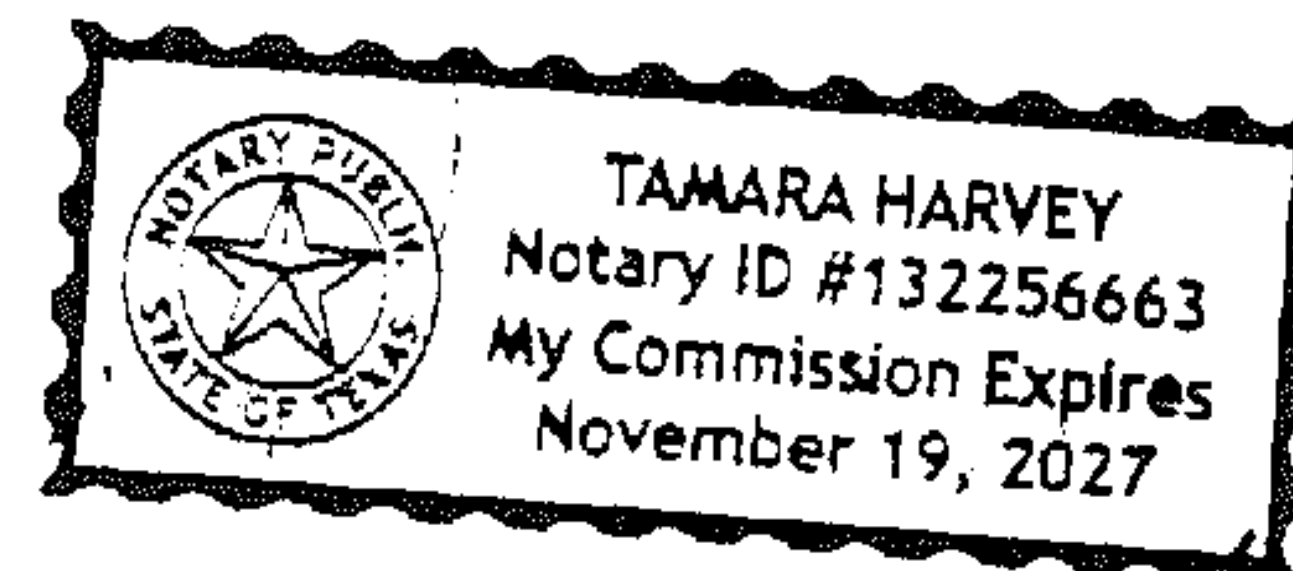
The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization
on 5/12/2026, by Maxwell L. Axler and Karen E. Axler, husband and wife,

Individually and as Co-Trustees of The MKA Revocable Trust U/T/A dated October 7, 2021, who (☐) are
personally known to me or who (☒) produced a valid Driver's License as identification.


Notary Public Signature

Printed Name: Tamara Harvey, Notary Public
My Commission Expires: 11/19/2027

(NOTARY SEAL)



CONSENT TO TRANSFER

This CONSENT TO TRANSFER, granted by GULF AND BAY CLUB CONDOMINIUM ASSOCIATION, INC., hereinafter called the Association, unto Max Axler.

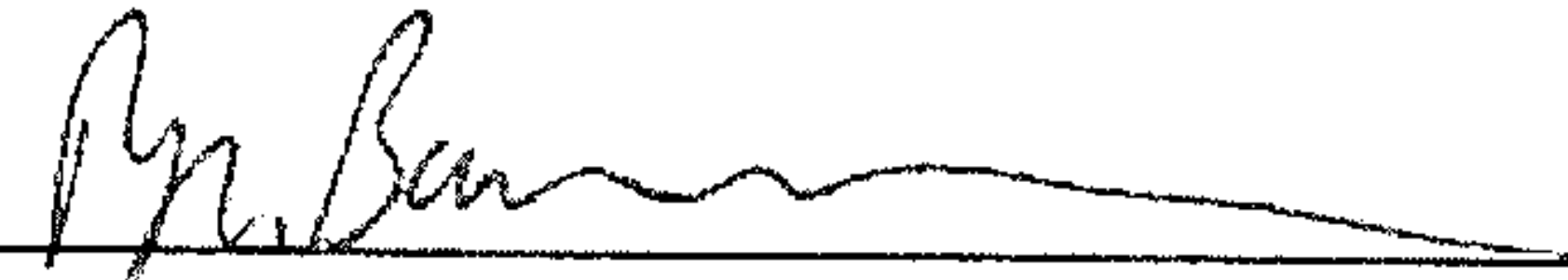
WHEREAS Max Axler is the owner of 5780 Midnight Pass Rd. #B207, Sarasota, FL 34242 and is desirous of selling said unit #B207.

WHEREAS, the Association has consented to the transfer of said property pursuant to the authority granted unto the Association by reason of Condominium Declaration as recorded in the public records of Sarasota County, Florida.

NOW, THEREFORE, in consideration of the premises, the Association does herewith consent to the transfer and sale of 5780 Midnight Pass Rd. #B207, Sarasota, FL 34242 from Max Axler to Lisa M. Black, as trustee of the Lisa M. Black Trust dated 9/8/23 and Bradley J. Black, as trustee of the Bradley J. Black Trust dated 9/8/23.

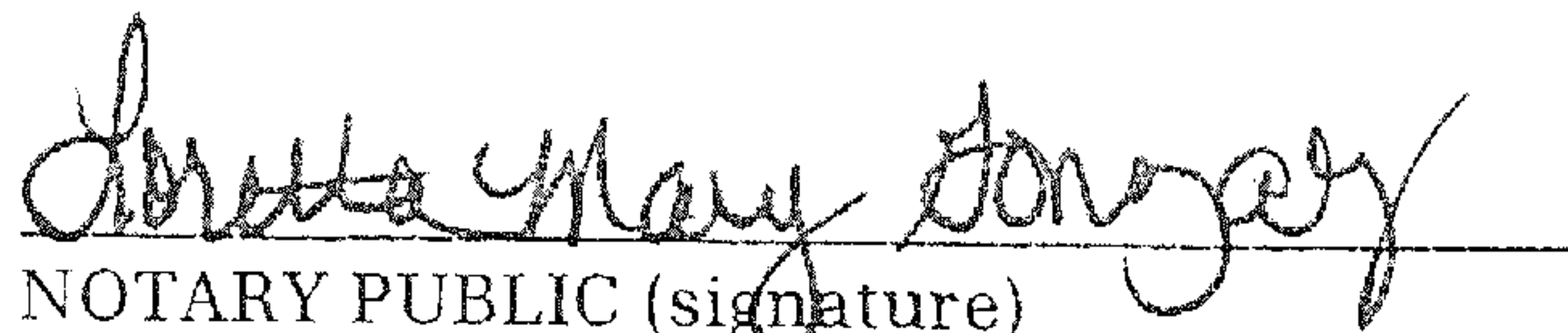
WITNESS WHEREOF, the Association has caused its hand and seal to be affixed this 29th day of April, 2026.

GULF AND BAY CLUB CONDOMINIUM ASSOCIATION, INC.

By: 
Ryan Bauman, General Manager

State of Florida
County of Sarasota

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29th day of April, 2026, by Ryan Bauman of Gulf and Bay Condominium Association, Inc., A Florida Not For Profit Corporation, on behalf of the association. He/she ☒ is personally known to me; or ☐ has produced _____ as identification.


NOTARY PUBLIC (signature)

Print Name: Loretta Mary Gonzalez

My Commission Expires: May 29, 2029

Stamp/Seal:

