

5/19/2026 3:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496210

Doc Stamp-Deed: \$2,625.00

Prepared by and return to:

Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

File No 2026-165

Parcel Identification No 0971-13-0527

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2026 between Luigi Bertolini and Jessica M. Bertolini, husband and wife, Individually and as Trustees of Luigi and Jessica Bertolini Revocable Trust, under an agreement dated May 28, 2021, whose post office address is 12987 Oriago St., Venice, FL 34293, Grantor, to Brianna Marie Olatin, a single woman, and Mark Kodberg, a single man, joint tenants with right of survivorship, whose post office address is 8472 Red Coach Avenue, North Port, FL 34291, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

LOT 27, BLOCK 1305, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Luigi and Jessica Bertolini Revocable Trust,
under an agreement dated May 28, 2021

By: [Signature]
Luigi Bertolini, Individually and as Trustee

By: [Signature]
Jessica M. Bertolini, Individually and as Trustee

[Signature]
WITNESS
PRINT NAME: HARRY W. HASKINS

4055 Higol Ave.
SARASOTA, FL 34242
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: DOREEN L. GENTZ

3081 Madagascar Ave
North Port, FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by Luigi Bertolini and Jessica M. Bertolini, Individually and as Trustees of Luigi and Jessica Bertolini Revocable Trust, under an agreement dated May 28, 2021, who is/are personally known to me or who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

