

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068419 2 PG(S)**

5/20/2026 3:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496827

Consideration: \$730,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-47903-001

Doc Stamp-Deed: \$5,110.00

Property Appraiser's Parcel ID No.: 0425020020

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of May, 2026, by and between **ELLEN V. EISENSTEIN AND RHODY D. EISENSTEIN, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE RHODY D EISENSTEIN AND ELLEN V EISENSTEIN FAMILY JOINT REVOCABLE TRUST DATED SEPTEMBER 20, 2017**, whose address is **818 Montmartre Court, Creve Coeur, MO 63141** (hereinafter "GRANTOR"), and **MARY V. RIXEY AND RICHARD RIXEY, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **502 Southgate Road, Cape May Court House, NJ 08210** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 19, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE(S) 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Varen Ponomarenko
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

**Rhody D. Eisenstein and Ellen V. Eisenstein,
Individually and as Trustees of The Rhody D
Eisenstein and Ellen V Eisenstein Family Joint
Revocable Trust dated September 20, 2017**

By: Ellen V. Eisenstein
**Ellen V. Eisenstein, Individually and as
Trustee aforesaid**

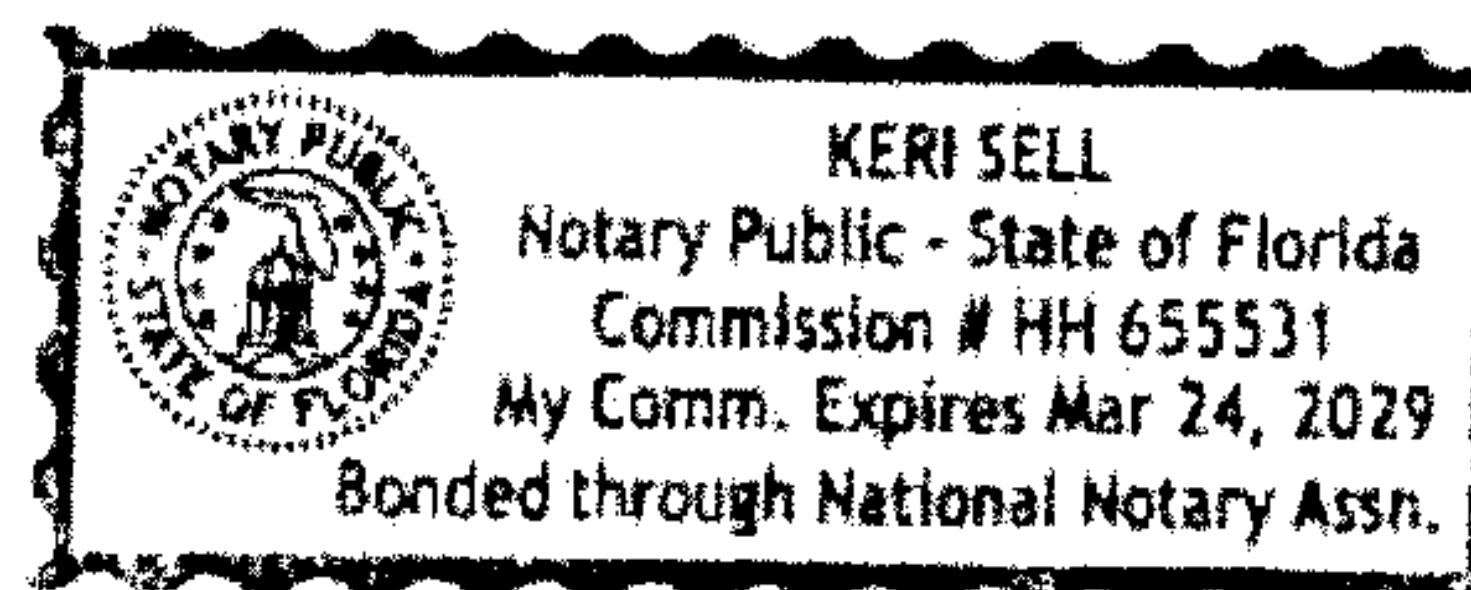
(2) [Signature]
Printed Name Keri Sell
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

By: Rhody D. Eisenstein
**Rhody D. Eisenstein, Individually and as
Trustee aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2026, by Ellen V. Eisenstein and Rhody D. Eisenstein, Individually and as Trustees of The Rhody D Eisenstein and Ellen V Eisenstein Family Joint Revocable Trust dated September 20, 2017, who is/are personally known to me or who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public



Keri Sell
Print, Type/Stamp Name of Notary