

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069796 2 PG(S)**

5/22/2026 3:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498017

Doc Stamp-Deed: \$525.00

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

File No.: VEN-2026-2054
Parcel ID Number: 0379-09-1257

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of May, 2026 between Thomas G. Bernard, Individually and as Trustee of The Thomas G. Bernard Revocable Trust dated 11/12/2009, and Thomas G. Bernard, Trustee of The Kathleen A. Bernard Revocable Trust date 11/12/2009 dated November 12, 2009, whose post office address is 101 Deborah Circle, Windsor Locks, CT 06096, of the County of Hartford, State of Connecticut, Grantors, to James Derek Dorricott and Catherine Marie Dorricott, Husband and Wife, whose post office address is 1155 Kings Way Drive, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 257, King's Gate, Section No. 1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 971, Page 715 through 762, together with any amendments thereto, and per plat thereof recorded in Condominium Plat Book 5, Page 47, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Melvin Henry
WITNESS 1 SIGNATURE
PRINT NAME: Melvin Henry

WITNESS 1 ADDRESS:
836 Park Ave
Bloomfield, CT 06002

Nancy Santora
WITNESS 2 SIGNATURE
PRINT NAME: Nancy Santora

WITNESS 2 ADDRESS:
836 Park Ave
Bloomfield, CT 06002

The Thomas G. Bernard Revocable Trust
dated 11/12/2009

By: Thomas Bernard
Thomas G. Bernard, Individually and as
Trustee of The Thomas G. Bernard
Revocable Trust dated 11/12/2009, and
Thomas G. Bernard, Trustee of The
Kathleen A. Bernard Revocable Trust date
11/12/2009 dated November 12, 2009

The Kathleen A. Bernard Revocable Trust
date 11/12/2009 dated November 12, 2009

By: Thomas Bernard
Thomas G. Bernard, Trustee of The
Kathleen A. Bernard Revocable Trust date
11/12/2009 dated November 12, 2009

STATE OF Connecticut
COUNTY OF Hartford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of May, 2026, by Thomas G. Bernard, Trustee of The Thomas G. Bernard Revocable Trust dated 11/12/2009 and Thomas G. Bernard, Trustee of The Kathleen A. Bernard Revocable Trust date 11/12/2009 dated November 12, 2009, who is/are personally known to me or who has/have produced Connecticut Driver License as identification.

Keisha A Roberts
Signature of Notary Public

(Notary Seal)

KEISHA A Roberts
Print, Type/Stamp Name of Notary

