

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071076 2 PG(S)**

5/27/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499125

Doc Stamp-Deed: \$2,310.00

Prepared by and return to:

Sarah Dany

Title Match LLC

6320 Venture Drive

#205

Lakewood Ranch, FL 34202

File No 2026-334

Parcel Identification No 0099031027

[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 **Kathleen Ostrowski, Individually and as Trustee of Kathleen Ostrowski Revocable Trust U/A dated September 4, 2013**, whose post office address is 5170 Highbury Circle, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantor, to **Binnie E. Trimble and Dana D. Trimble, wife and husband**, whose post office address is 308 South Hopkins Street, Newman, IL 61942, of the County of Douglas, Illinois, 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:

Unit No. 27 of Lakeshore Village South, a Condominium formerly known as Beneva Oak Villas, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1408, Page 378 and all exhibits and amendments thereof, and recorded in Condominium Plat Book 15, Page 30, Public Records of Sarasota County, Florida

THE ABOVE GRANTOR HEREIN AFFIRMS THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD.

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:

Kathleen Ostrowski Revocable Trust U/A dated September 4, 2013

By: Kathleen Ostrowski
Kathleen Ostrowski, Individually and as Trustee

3426 Shady Brook Ln
Sarasota, FL 34243
WITNESS 1 ADDRESS

6320 Venture Dr. Ste 205
Lakewood Ranch, FL 34202
WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Sarah Dany

[Signature]
WITNESS
PRINT NAME: Matt Bohanon

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 22nd day of May, 2026, by Kathleen Ostrowski, Individually and as Trustee of Kathleen Ostrowski Revocable Trust U/A dated September 4, 2013, () who is/are personally known to me or () who has/have produced DRIVERS LICENSE as identification.

[Signature]
Signature of Notary Public
Sarah Dany
Print, Type/Stamp Name of Notary

