

Consideration: \$1,895,000.00
Recording Fees: \$18.50
Documentary Stamps: \$13,265.00

Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

✓ Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25344-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071293 2 PG(S)
May 27, 2026 02:59:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$13,265.00



WARRANTY DEED

This Warranty Deed is made by **Keith D. Eisenbrei and Robin G. Eisenbrei, husband and wife**, hereinafter referred to as "Grantor," to **Daniel G. Dulle, Trustee of the Daniel G. Dulle Revocable Trust dated June 8, 2023**, whose address is: 3426 Mirror Lane, Cincinnati, OH 45248, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 2, LAKE RITTWOOD SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 30, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0080010008.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 26 day of May, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Witness 1 Signature

Witness 1 Printed Name:

Witness 1 Address:

22 S. Links Ave
SAR FL 34236

As to all Grantors

Witness 2 Signature

Witness 2 Printed Name: GERARD HEALY

6021 Midnight Pass Rd.

Witness 2 Address: Sarasota, FL 34242

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on May 26, 2026, by **Keith D. Eisenbrei and Robin G. Eisenbrei.**

Personally known ☐

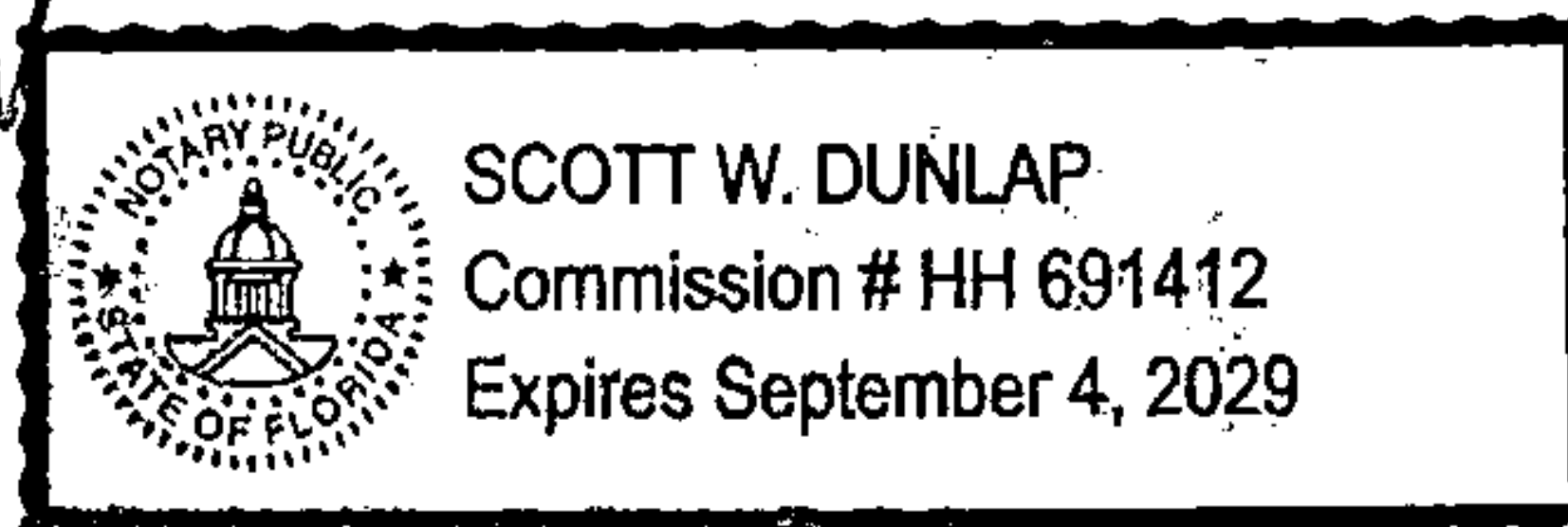
or Produced Identification ☒

Type of Identification Produced DL Lic

Notary Public

Print Name: Scott Dunlap

My Commission Expires:



GRANTOR:

Keith D. Eisenbrei

Keith D. Eisenbrei

901 Sunset Pointe Drive

Salisbury, NC 28146

Robin G. Eisenbrei

Robin G. Eisenbrei

901 Sunset Pointe Drive

Salisbury, NC 28146