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INSTRUMENT # 2026071304 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499297

Prepared By and  
When Recorded Return to:

**SHUMAKER.**

Shumaker, Loop & Kendrick, LLP  
P.O. Box 49948  
Sarasota, FL 34230-6948  
Phone: (941) 366-6660  
Attention: Juan C. Villaveces, Esq.  
Our File Number: 331605-420216

Doc Stamp-Deed: \$4,742.50

Consideration: \$677,500.00  
Doc Stamps: \$4,742.50  
Recording Fee: \$18.50

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**WARRANTY DEED**

This Warranty Deed is made effective this 27th day of May, 2026, by Scott K. Zion, individually and as Successor Trustee of the Zion Realty Trust, dated February 14, 2006 ("Grantor") to Liberty 115 LLC, a New York limited liability company, whose post office address is 108-18 Queens Boulevard, Forest Hills, NY 11375 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit No. 7101, INN ON THE BEACH, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1531, Page(s) 1082, as thereafter amended, and as per Plat thereof, recorded in Condominium Book 19, Page(s) 13, as thereafter amended, of the Public Records Sarasota County, Florida, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0013043018.

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

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

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.

WITNESSES:

Witness#1 Sign: [Signature]  
Witness#1 Print: Janieva Gonzalez

Witness #1 Address: 433 Cottage St.  
New Bedford, MA 02740

Witness#2 Sign: [Signature]  
Witness#2 Print: Elizabeth Gray  
Witness #2 Address: 140 Paradise Lane  
Roxeter, MA 02770

[Signature]  
Scott K. Zion, individually and as Successor  
Trustee of the Zion Realty Trust, dated  
February 14, 2006  
Address: 7 Quail Run  
Lakeville, MA 02347

STATE OF MA  
COUNTY OF Bristol

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of May, 2026, by Scott K. Zion, individually and as Successor Trustee of the Zion Realty Trust, dated February 14, 2006.

[Signature]  
Notary Public  
Print Name: Samantha Lee Brazil  
My Commission Expires: 6-30-28

Personally Known  (OR) Produced Identification   
Type of identification produced License - MA

