

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071333 2 PG(S)**

**5/27/2026 3:21 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3499322**

**Doc Stamp-Deed: \$8,750.00**

Consideration: \$1,250,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Natasha Selvaraj, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-48858-001

Property Appraiser's Parcel ID No.: 0484-14-0010

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED**, is made this 27<sup>th</sup> day of May, 2026, by and between **JEAN PICKHARDT, A SINGLE WOMAN**, whose address is **4211 Osprey Pointe Woodstock, GA 30189** (hereinafter "GRANTOR"), and **MONNA MORTON, AS TRUSTEE OF THE MONNA J. MORTON TRUST, AND ANY AMENDMENTS TEHRETO**, whose address is **59 Grande Fairway, Englewood, FL 34223** (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 31 AND THE NORTHERN 1/2 OF LOT 32, BOCA ROYALE UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 31 THROUGH 31F, 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.

**Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.**

**This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated December 9, 2024 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.**

*(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: Jean Pickhardt by Karen Hershberger  
as her attorney-in fact  
**Jean Pickhardt by Karen H. Hershberger,**  
**as her Attorney-In-Fact**

(1) Keri Sell  
Printed Name Keri Sell  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

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

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of May, 2026, by Karen H. Hershberger, as Attorney-In-Fact for Jean Pickhardt,  who is personally known to me or  who has produced GIA DL as identification.

Keri Sell  
Signature of Notary Public

(AFFIX SEAL)

Keri Sell  
Print, Type/Stamp Name of Notary

My Commission Expires: \_\_\_\_\_

