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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499414

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29341

Doc Stamp-Deed: \$1,715.00

Consideration: \$245,000.00

General Warranty Deed

Made this May 27, 2026 By **David B. Jeffery and Linda L. Jeffery, Individually and as Trustees of the Jeffery Living Trust dated December 10, 1998**, whose post office address is: 10038 Indigo Drive, Eden Prairie, Minnesota 55344, hereinafter called the Grantor, to **Anne P. Moffitt, as Trustee of the Anne P. Moffitt Trust u/a/d March 14, 1997**, whose post office address is: 8400 Vamo Road, Unit 1240, Sarasota, Florida 34241, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 521, PINESTONE AT PALMER RANCH, No. 5, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2828, Page 1278, and subsequent amendments thereto, and as per Plat thereof recorded in Condominium Book 31, Page 17, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantors herein state that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that David B. Jeffery and Linda L. Jeffery are still acting as Trustee.

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Parcel ID Number: **0124091510**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Karey J. White
Witness # 1 Printed Name Karey J. White
Post Office Address 8033 Cheyenne Ave
Chanhassen, MN 55317

David B. Jeffery (Seal)
David B. Jeffery, Individually and as Trustee of the Jeffery Living Trust dated December 10, 1998

Witness Signature: [Signature]
Witness # 2 Printed Name John White
Post Office Address 8033 Cheyenne Ave
Chanhassen MN 55317

Linda L. Jeffery (Seal)
Linda L. Jeffery, Individually and as Trustee of the Jeffery Living Trust dated December 10, 1998

State of Minnesota
County of Hennepin

I am a Notary Public of the State of Minnesota and my commission expires on January 31, 2030. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 21st, 2026, by David B. Jeffery and Linda L. Jeffery, Individually and as Trustees of the Jeffery Living Trust dated December 10, 1998, who are personally known to me or who produced Drivers License as identification.



(SEAL)

Karey J. White
Notary Public
My Commission Expires: January 31, 2030