

5/28/2026 2:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE
Florida Bar #: 0124753
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Sarasota, Florida 34237
(941) 361-1153 PH.
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SIMPLIFILE

Receipt # 3499901

Doc Stamp-Deed: \$2,800.00

WARRANTY DEED

This Warranty Deed is made by **George F. Flynn, III, individually and as Successor Trustee of the Sandra M. Flynn Trust dated October 24, 1996, as amended**, whose post office address is: 19108 Golden Cacaoon Place Lutz, FL 33558, hereinafter collectively referred to as "Grantor", to **Eugene Kaplan and Teryl Kaplan, husband and wife**, whose post office address is: 22 Meadow Woods Road Great Neck, NY 11020, hereinafter collectively referred to as "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 102, Building 9, Bouchard Gardens, Phase 2, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 1999078953, per amendment submitting Phase 2, recorded in Official Records Instrument No. 1999143512, as thereafter amended, and as per Plat thereof recorded in Condominium Book 33, Page 43, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number of the above described real property is **0116011106**.

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

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

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 this 27th day of May, 2026.

WITNESSES:

Carol J. Reagan
Print Name: Carol J. Reagan

Address:
7429 DEER PATH LANE
LAND O LAKES, FL 34637

Jodi Sieradzan
Print Name: Jodi Sieradzan

Address:
5705 Whitehall Loop
Land O Lakes FL 34639

George F. Flynn, III
George F. Flynn, III
individually and as Successor
Trustee of the Sandra M. Flynn
Trust dated October 24, 1996,
as amended

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by **George F. Flynn, III, individually and as Successor Trustee of the Sandra M. Flynn Trust dated October 24, 1996, as amended**, who is (Notary choose one) personally known to me, or who has produced FL Driver License identification.



Jodi Sieradzan
Notary Public
Print Name: Jodi Sieradzan
My Commission Expires: 6/1/28