

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072643 2 PG(S)**

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

5/29/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500445

Property Appraiser's Parcel ID No.: 0192020016

Doc Stamp-Deed: \$0.70

Prepared without the benefit of title examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of May, 2026, by and between **ISRAEL BLUMENKRANZ, A MARRIED MAN, joined by his spouse EVELYN REIN**, whose address is **6333 Isla Del Ray Avenue, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **ISRAEL BLUMENKRANZ AND EVELYN REIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6333 Isla Del Ray Avenue, Sarasota, FL 34240** (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 16, ALCOVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 334, 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.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Section 201.02(7)(b), Florida Statutes, inasmuch as the subject transaction is a transfer of homestead property between spouses.

(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:

(1) Barbara Casto
Printed Name Barbara Casto
P.O. Address 8433 Enterprise Cir., Ste 200
Lakewood Ranch, FL 34202

GRANTOR:
[Signature]
Israel Blumenkranz

[Signature]
Evelyn Rein

(2) [Signature]
Printed Name Cameron Allen
P.O. Address 8433 Enterprise Cir., Ste 200
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of May, 2026, by Israel Blumenkranz and Evelyn Rein, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

