

6/1/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by:

Sabrina Casagrande, Esq.
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
File #7168

CSC

Receipt # 3501095

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 29 day of May, 2026, between **Robert D. Coleman and Joanne K. Coleman**, husband and wife (collectively "Grantor"), whose mailing address is 229 Saunders Avenue, Louisville, KY 40206, and **Robert D. Coleman and Joanne K. Coleman, Trustees, or their successors in interest, of the R and J Coleman Living Trust dated March 9, 2026, and any amendments thereto** (collectively "Grantee"), whose mailing address is 229 Saunders Avenue, Louisville, KY 40206, *with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property described below.*

WITNESSETH, that Grantor, for no consideration but love and affection paid to Grantor by Grantee, has transferred and conveyed to Grantee all of Grantor's interest in and to the following described real property, situate and being in Sarasota County, Florida (the "Property"):

UNIT 319, THE PALM BAY CLUB OF SARASOTA, SECTION 2, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1047, PAGE 1723, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 8, PAGE 11, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID # 0105-13-6119

SUBJECT TO taxes for current and subsequent years, and all covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the privileges, rights, easements, tenements, hereditaments, and appurtenances belonging thereto or appertaining.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns in fee simple forever.

AND Grantor 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 except as set forth above, Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and no others.

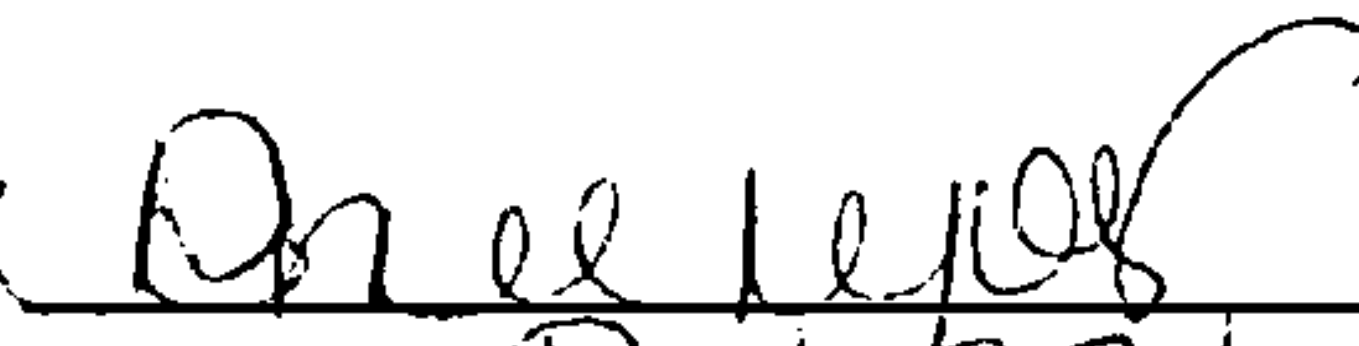
PURSUANT TO FAC 12B-4.013(25) AND 12B-4.014(2), ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE WITH THIS GIFT TO REVOCABLE TRUST FOR NO CONSIDERATION BUT LOVE AND AFFECTION AND NO CHANGE IN BENEFICIAL OWNERSHIP.

Stross Law Firm, P.A. certifies this instrument was prepared based upon information supplied by the parties hereto. Stross Law Firm, P.A. does not guarantee either the marketability of title or accuracy of the above description since examination of title of the Property was not authorized by the parties and therefore was not performed.

IN WITNESS WHEREOF, Grantor has set their hand and seal on the date first written above.

Signed, sealed and delivered in our presence:

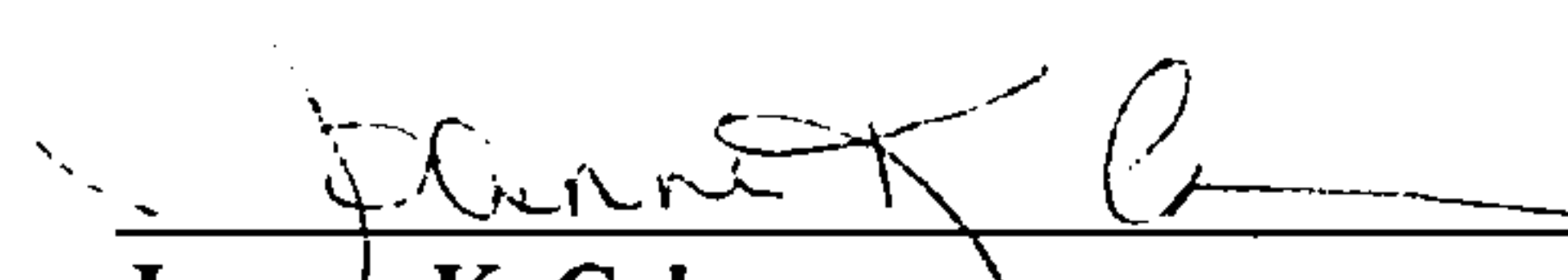
GRANTOR:


Witness Name: Daniel Lyons
Address: 7720 JORDAN DR.
LOUISVILLE, KY 40258


Robert D. Coleman


Witness Name: Melvin Maillon
Address: 9300 Shelbyville Rd
Louisville Ky


Witness Name: Daniel Lyons
Address: 7720 JORDAN DR.
LOUISVILLE, KY 40258


Joanne K. Coleman

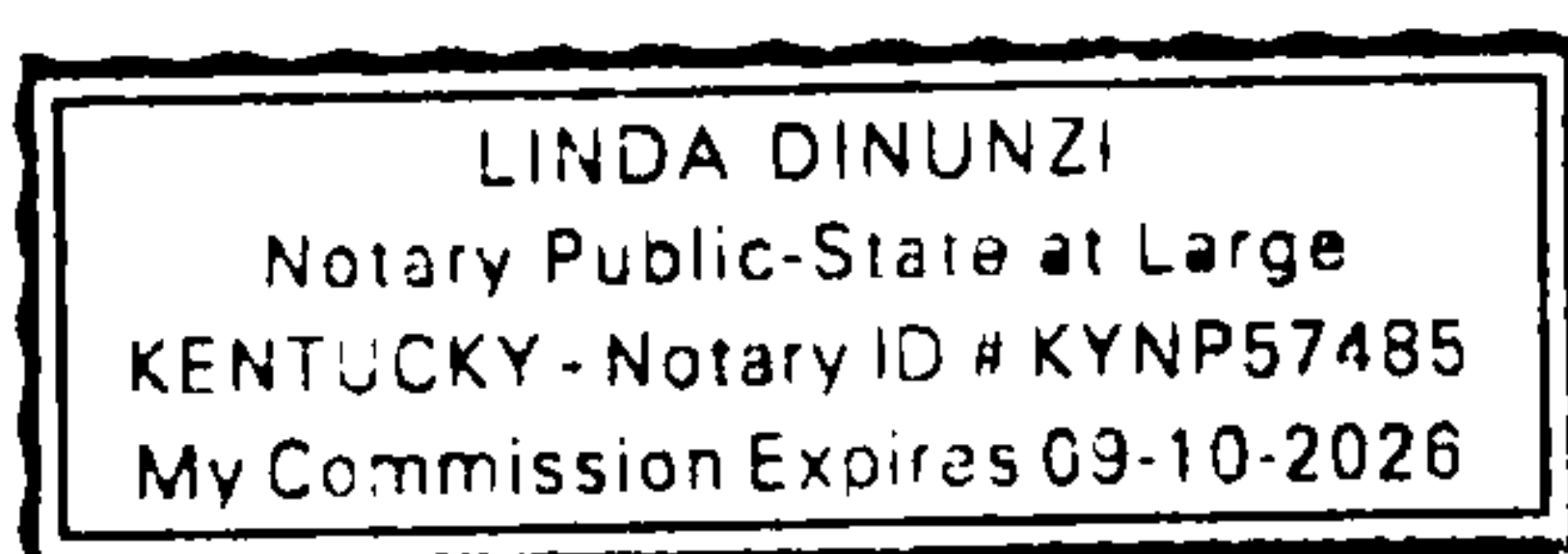

Witness Name: Melvin Maillon
Address: 9300 Shelbyville Rd
Louisville Ky

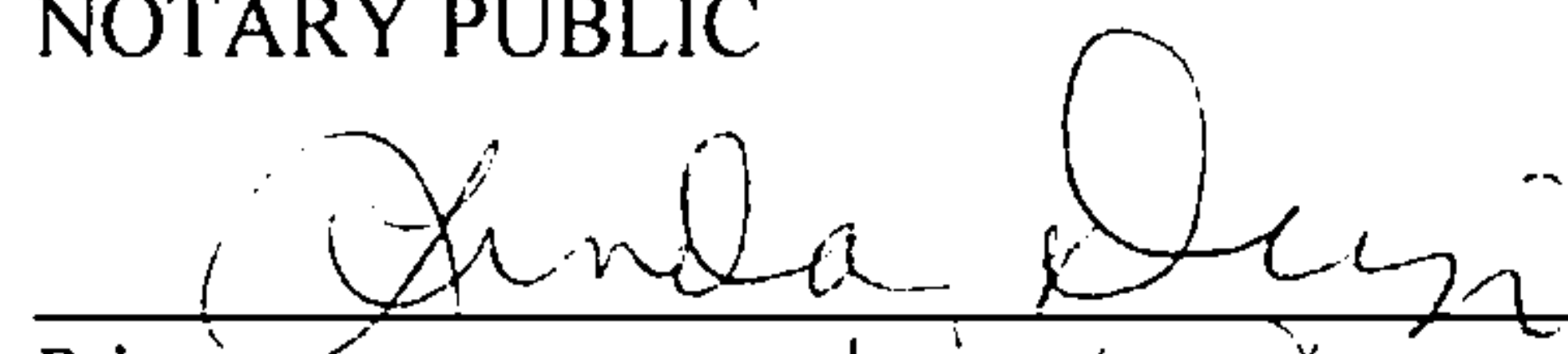
COMMONWEALTH OF KENTUCKY) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me by means of physical presence on May 29, 2026, by **Robert D. Coleman and Joanne K. Coleman**, [] who are personally known to me or [] who produced Driver's Licenses as identification.

[Affix Notary Seal]

NOTARY PUBLIC




Print name: Linda Dinunzi
My commission expires: 9/10/2026