

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073587 2 PG(S)

6/1/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501171

CONSIDERATION: \$415,000.00

DOC TAX: \$2,905.00

RECORD: \$18.50

PARCEL ID NO.: 0075-06-0069

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

Doc Stamp-Deed: \$2,905.00

WARRANTY DEED

THIS INDENTURE is made as of the 29th day of May 2026, by and between **JENNIFER J. FIERS**, hereinafter referred to as Grantor, whose post office address is 1608 Towering Oak Drive, Sarasota, FL 34232, and **BAYSHORE LAND TRUSTEE, LLC**, a Florida limited liability company, as Trustee of **2247 SANDRALA LAND TRUST** dated May 12, 2026, hereinafter referred to as Grantee, whose post office address is 50 Central Avenue, 8th Floor, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lots 5 and 7, Block C, RIDGEWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 132, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

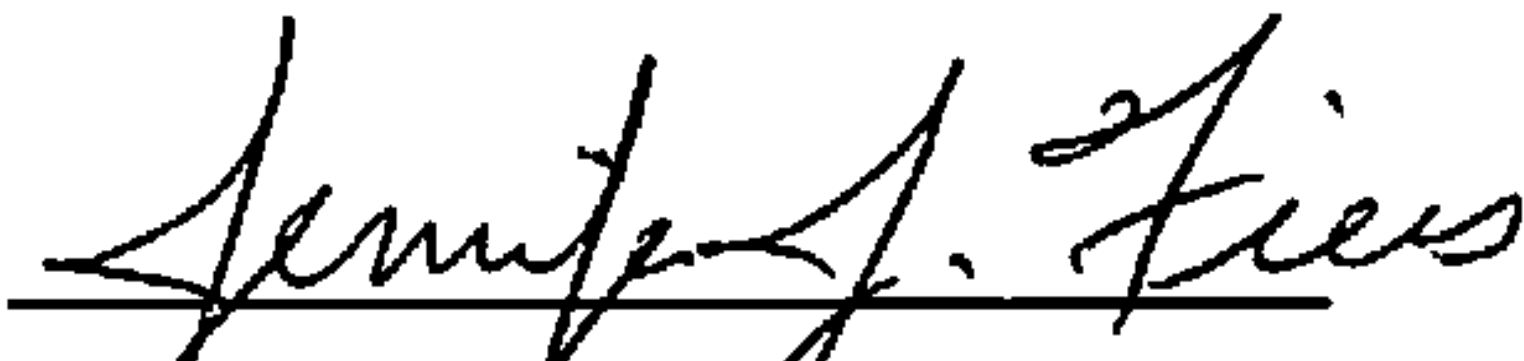
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

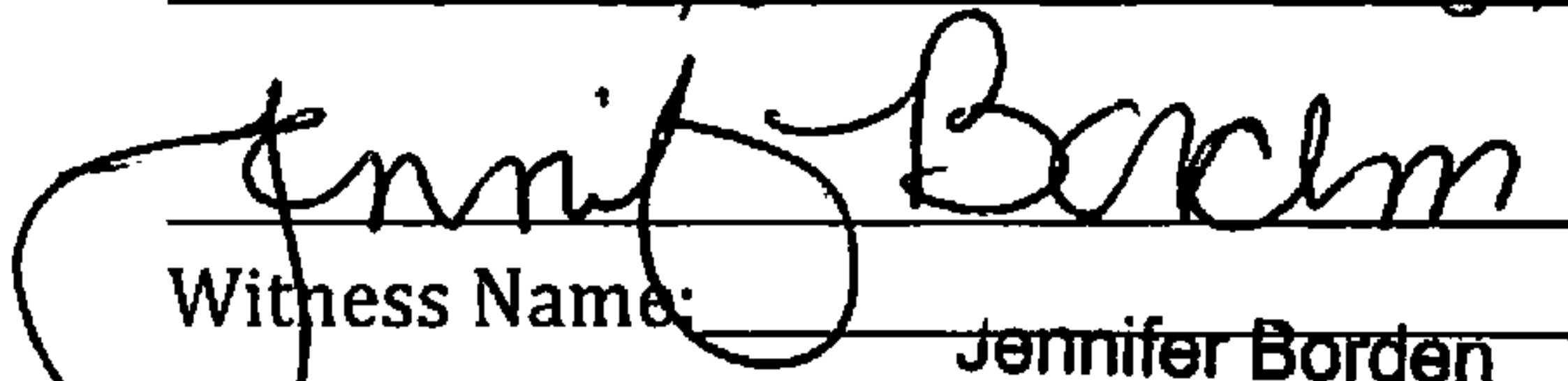
IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: Sarah Ferlazzo

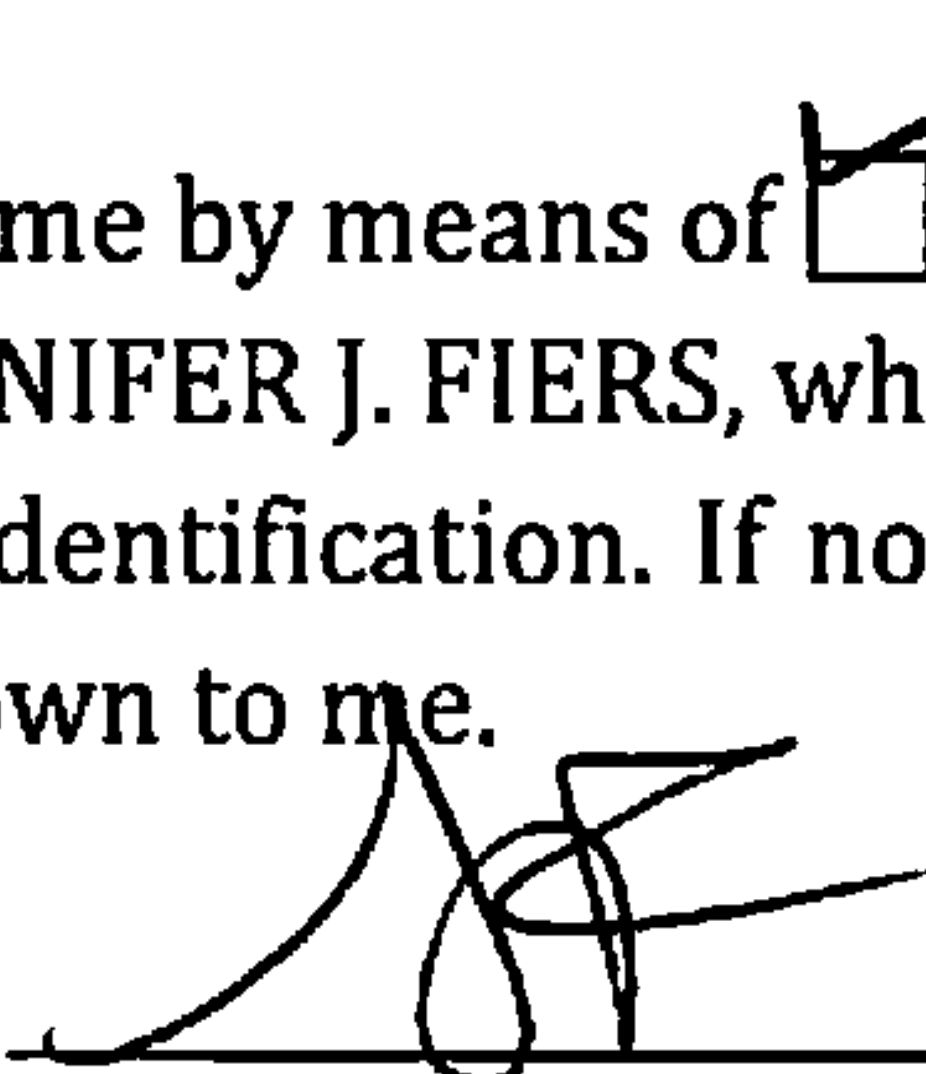

JENNIFER J. FIERS

Witness Address: 50 Central Ave
8th Floor, Sarasota FL 34236


Witness Name: Jennifer Borden
Witness Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of May 2026 by JENNIFER J. FIERS, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.



Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.