

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-408-ASC
Sales Price: Price: \$431,000.00

6/3/2026 1:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502473

Doc Stamp-Deed: \$3,017.00

General Warranty Deed

Made this 1st day of June, 2026 By **Lawrence E. Franck, as Successor Trustee of the Joint Trust Agreement between John E. Franck, III and Pamela J. Franck, dated August 21, 2003, as amended and Lawrence E. Franck and Jane M. Franck, husband and wife**, whose address is: 463 North Shore Drive, Osprey, FL 34229, hereinafter called the grantor, to **Janice M. Aretta, a single woman**, whose post office address is: 52 Inlets Boulevard, #52, Nokomis, FL 34275, 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, viz:

Unit 52, The Inlets, a Condominium, Section Two, according to the Declaration of Condominium thereof, recorded in Official Records Book 1597, Page 1577, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0171031052**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Stacy Fellows
Witness Signature above:

Witness print name below:

Stacy Fellows

Witness Address:

200 Harbor Dr. S.
Venice, FL 34285

Alice S. Clark

Witness Signature above:

Witness print name below:

Alice S. Clark

Witness Address:

110 N. Lakewood Ave N.
Venice FL 34285

Lawrence E. Franck

Lawrence E. Franck, Individually and as Successor
Trustee of the Joint Trust Agreement between John
E. Franck, III and Pamela J. Franck, dated August
21, 2003, as amended
463 North Shore Drive, Osprey, FL 34229

Jane M. Franck

Jane M. Franck
463 North Shore Drive, Osprey, FL 34229

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 29th day of May, 2026, by Lawrence E. Franck, Individually
and as Successor Trustee of the Joint Trust Agreement between John E. Franck III and Pamela
J. Franck and Jane M. Franck, ☐ who is/are personally known to me or ☒ who
has/have produced FL Drivers License as identification.

Alice S. Clark
Signature of Notary Public

Alice S. Clark

Print, Type/Stamp Name of Notary

