

Prepared by and when recorded return to:

Carina M. de la Torre
Tower Law Group
800 Executive Drive,
Oviedo, FL 32765

Property Appraiser's Parcel Identification
Parcel ID No. 0422100037

6/4/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503114

Doc Stamp-Deed: \$0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on June 3, 2026, by **Brendon J. Gilchrest**, also known as Brendon James Gilchrest, and **Kim M. Gilchrest**, also known as Kim Marie Gilchrest, husband and wife, (hereinafter referred to as "Grantor"), who have a mailing address at 14-16 Temple Street #14, Newburyport, MA 01950, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **Kim Marie Gilchrest and Brendon James Gilchrest, Trustees, or their successors in interest, of the Gilchrest Family Trust dated June 3, 2026**, such Trust having an address of 14-16 Temple Street #14, Newburyport, MA 01950, and such Trust having been established under that certain revocable trust agreement dated June 3, 2026, by Brendon James Gilchrest and Kim Marie Gilchrest as Co-Trustees (referred to herein as "Grantee").

Grantor hereby GRANTS, CONVEYS AND WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 98, VENICE GOLF & COUNTRY CLUB UNIT NO. II-A, according to the plat thereof as recorded in Plat Book 34, Pages 24, 24A through 24C, of the Public Records of Sarasota County, Florida.

Parcel Identification No. 0422100037

Physical Address: 212 Vestavia Drive, Venice, FL 34292

Full power and authority are conferred upon Grantee, as a trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this

212 Vestavia Dr, Venice FL 34292

time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

This deed was prepared without the benefit of title insurance.

Please send tax-related mail to:
Kim Marie Gilchrest and Brendon James Gilchrest, Trustees
Gilchrest Family Trust dated May 13, 2026
14-16 Temple Street #14
Newburyport, MA 01950

I HEREBY CERTIFY THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO AND I DO NOT GUARANTEE THE MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.



Carina M. de la Torre

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered by:


Brendon J. Gilchrest, Grantor
Kim M. Gilchrest, Grantor

In the presence of:

Nancy E. Porcaro
Witness 1 Signature

[Signature]
Witness 1 Name

121 State Street
Witness 1 Street Address

Newburyport, MA 01950
Witness 1 City, State Zip

[Signature]
Witness 2 Signature

Richard Lacasse
Witness 2 Name

123 State St.
Witness 2 Street Address

Newburyport, MA 01950
Witness 2 City, State Zip

STATE OF MASSACHUSETTS

COUNTY OF ESSEX

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The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by **Brendon J. Gilcrest**, who is ☐ personally known to me or ☒ who has produced MA Drivers License as photo identification, and by means of ☒ physical presence or ☐ online notarization by **Kim M. Gilcrest**, who is ☐ personally known to me or ☒ who has produced MA Drivers License as photo identification, thereby proving themselves to be the persons whose names are subscribed to the foregoing instrument as Grantors, who identified this instrument as a Warranty Deed and signed such instrument willingly as Grantors for the purposes and consideration therein expressed, and witnessed by means of ☒ physical presence or ☐ online notarization by Nancy E. Porcaro, a witness who is ☒ personally known to me or ☐ who has produced _____ as photo identification, and witnessed by means of ☒ physical presence or ☐ online notarization by Richard Lacasse, a witness who is ☒ personally known to me or ☐ who has produced _____ as photo identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on June 3, 2026.

(Seal)
My Commission Expires: April 30, 2032

[Signature]
Kaylyn M. Koch, Notary Public
State of Massachusetts

