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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

J. Prepared By and Returned To:

Mark T. Vuono, Esq.

Vuono & Gray, LLC

310 Grant St., Ste. 2310

Pittsburgh, PA 15219

(412) 471-1800

Doc Stamp-Deed: \$0.70



SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made this 9th day of June, 2026, by and between KATHLEEN M. RUDOLPH, Trustee of the Kathleen M. Rudolph Revocable Living Trust dated April 6, 2001, Grantor, *1706 Spring Creek Dr., Sarasota FL 34349*

and

The Mestre Place Irrevocable Trust dated June 9, 2026, Grantee: *233 Mestre Place, North Venice FL 34275*

(Whenever used herein, the terms “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, trusts, and trustees).

WITNESSETH, that said Grantor, for and in consideration of the sum of One (\$1.00) Dollar and for other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee’s successors, assigns, and legal representatives forever, the following described land, situate and being in Sarasota County, Florida, to-wit:

Lot 9, Venetian Golf & River Club, Phase 4A, according to the map or plat thereof, as recorded in Plat Book 45, Pages 18, 18A, and 18B, of the Public Records of Sarasota County, Florida (the “Property”).

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Parcel Identification Number: 0375040090

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD in fee simple forever.

AND the Grantor confirms that Kathleen M. Rudolph is the sole Trustee of the Kathleen M. Rudolph Revocable Living Trust dated April 6, 2001 (the "Trustee"), the Grantor herein, and that the Trustee is authorized to acquire, sell, lease, encumber, manage and otherwise dispose of any and all trust property, including, without limitation, its interest in the Property, and that the Trustee is authorized to execute any and all documents required in connection with the acquisition, sale, lease, mortgage or other transfer, including without limitation, deeds, mortgages, certifications, affidavits, closing statements and other related documents.

AND Grantor hereby warrants and will defend the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Margaret Vuono
Witness Mary Margaret Vuono
5633 Long Shore Loop
Sarasota FL 34238

Mark T. Vuono
Witness Mark T. Vuono
5633 Long Shore Loop
Sarasota FL 34238

Kathleen M Rudolph, Trustee
KATHLEEN M. RUDOLPH, Trustee of the
Kathleen M. Rudolph Revocable Living Trust
dated April 6, 2001

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

On this 9th day of June, 2026, before me a notary public by means of physical presence, the undersigned officer, personally appeared KATHLEEN M. RUDOLPH, Trustee of the Kathleen M. Rudolph Revocable Living Trust dated April 6, 2001, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

My commission expires: 12/18/2029

Jean Meyer
Notary Public JEAN MEYER

