

6/11/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506030

This instrument prepared without
opinion or examination of title by:
Mary Lynn Desjarlais, Esquire
Desjarlais Law & Title
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231

Tax Parcel ID No: 0070120009; 0086130021; 0086130024;
0125060001; 0125060008
Documentary Stamps Paid: \$0.70

Doc Stamp-Deed: \$0.70

[Space Above This Line For Recording Data]

Warranty Deed to Trustee

(Statutory Form - FS 689.021 and 689.073 powers)

This Indenture, made June 9, 2026, between **Brian Jung a/k/a Brian P. Jung a/k/a Brian Paul Jung and Beth Jung a/k/a Beth Ann Jung, Husband and Wife**, herein called Grantor, whose post address is 7768 Holiday Drive, Sarasota, FL 34231, and **Beth A. Jung and Brian P. Jung as Co-Trustees of the Beth A. Jung and Brian P. Jung Family Trust dated June 9, 2026**, herein called Grantee, and whose post office address 7768 Holiday Drive, Sarasota, FL 34231.

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, his heirs and assigns forever, the following described land, to wit:

Parcel 1:

Lot 14, Block C. SOUTH GATE RIDGE, UNIT TWO, according to the plat thereof recorded in Plat Book 10, Page 74, of the Public Records of SARASOTA County, Florida.

Parcel 2:

Lot 20, PHILLIPPI GARDENS, UNIT #1, according to the plat thereof, as recorded in Plat Book 9, Page 61 of the Public Records of SARASOTA County, Florida.

Parcel 3:

Lot 23, PHILLIPPI GARDENS, UNIT 1, according to the plat thereof as recorded in Plat Book 9, Page 61, of the Public Records of SARASOTA County, Florida.

Parcel 4:

See Attached Exhibit "A"

Parcel 5:

See Attached Exhibit "B"

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement and Declaration of Trust.

Full power and authority is granted by this Deed to Trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connections with the real estate may be entered into by it in the name of the then beneficiaries under the Trust Agreement and Declaration of the Trust, as their attorney in fact, by this Deed irrevocably appointed for that purpose, or, at the election of Trustee, in its own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under this Deed and under the Trust Agreement and Declaration of Trust referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from that real estate as aforesaid.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

Dated on 9, 2026

Signed, sealed and delivered in the presence of:

Witness Sign: Shalini Nair

Witness Print: Shalini Nair

Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

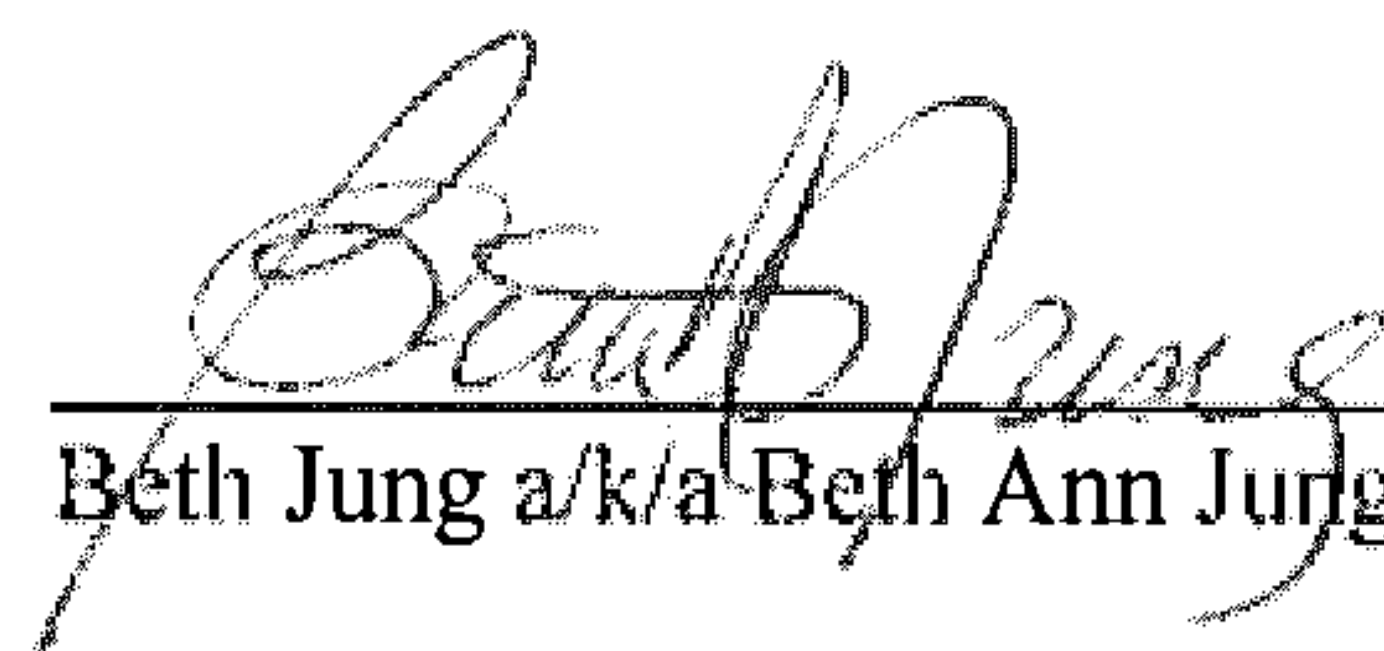
Witness Sign: Mary A. Panzegrat

Witness Print: Mary A. Panzegrat

Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231



Brian Jung a/k/a Brian P. Jung a/k/a Brian Paul Jung



Beth Jung a/k/a Beth Ann Jung

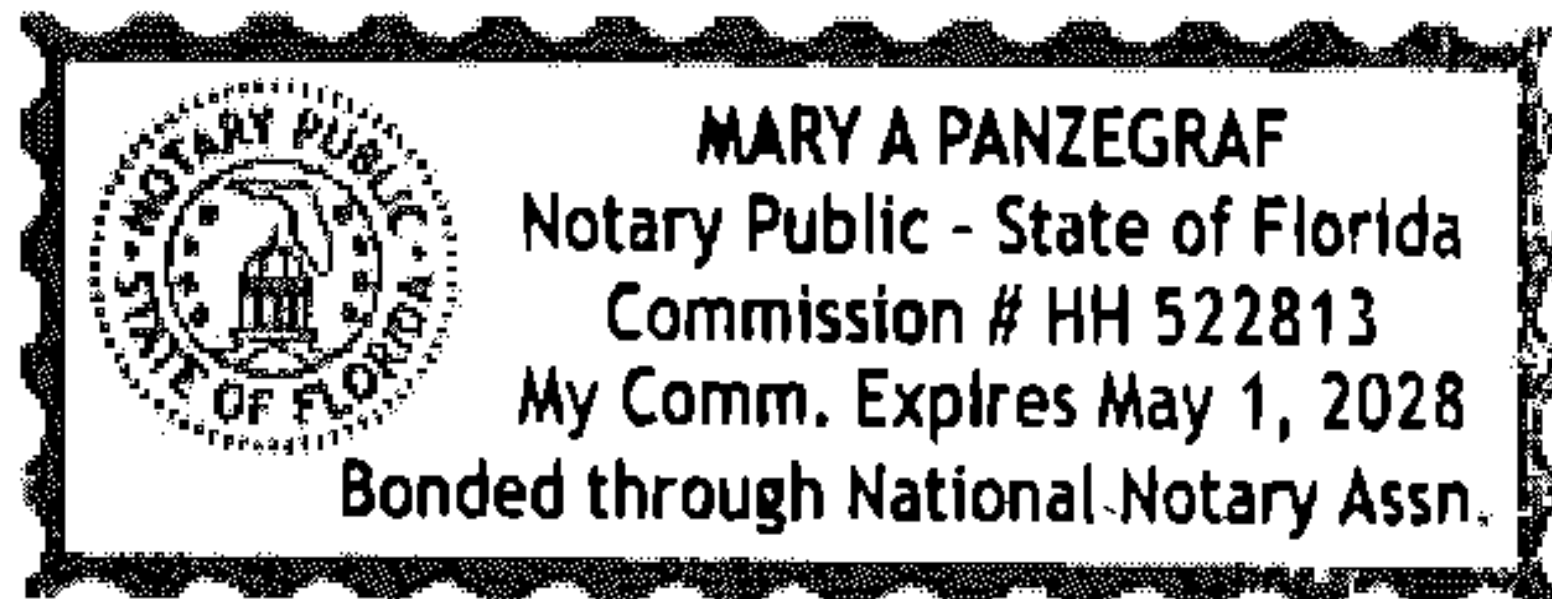
[space below this line for acknowledgments]

STATE OF FLORIDA

COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 9, 2026, by Brian Jung a/k/a Brian P. Jung a/k/a Brian Paul Jung and Beth Jung a/k/a Beth Ann Jung, ☐ who is personally known to me or ☒ who produced a Florida Driver's License as identification.



{notarial seal}

NOTARY PUBLIC:



Mary A. Panzegraf

(print or type name beneath signature line)

State of Florida at Large

My commission expires:

My commission number is:

EXHIBIT " A "

LEGAL DESCRIPTION:

A part of the Easterly 259.4 feet of the North 150 feet of the South 650 feet of the North 1320 feet of U.S. Lot No. 1, Section 28, Township 37 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

Begin at the concrete monument marking the Northeast corner of the North 150 feet of the South 650 feet of the North 1320 feet of U.S. Lot 1, Section 28-37-18 (also being the Southeast corner of Holiday Harbor, Unit No. 1, recorded in Plat Book 7, Page 67, Public Records of Sarasota County, Florida); Thence S.00°08'00"W. along the East line of said U.S. Lot 1, a distance of 150.00 feet; thence West (and parallel with the South line of aforesaid Holiday Harbor, Unit No. 1), 149.40 feet; thence N.11°36'52"W., 89.40 feet; thence N.17°33'13"E., 65.48 feet to the North line of said North 150 feet of South 650 feet of North 1320 feet of U.S. Lot 1 (also being South line of Holiday Harbor Unit No. 1); thence East along said North line, 148.00 feet to the Point of Beginning. Containing 23,731 square feet, more or less.

SUBJECT to an EASEMENT for ingress and egress over the East 50 feet thereof and over the South 25 feet thereof.

Exhibit "B"

The Easterly 259.4 feet of the North 150 feet of the South 650 feet of the North 1320 feet of U.S. Lot No. 1, Section 28, Township 37 South, Range 18 East, Sarasota County, Florida.

LESS THEREFROM: Begin at the concrete monument marking the Northeast corner of the North 150 feet of the South 650 feet of the North 1320 feet of U.S. Lot No. 1, Section 28-37-18 (also being the Southeast corner of Holiday Harbor, Unit No. 1, recorded in Plat Book 7, Page 67, Public Records of Sarasota County, Florida); thence S.00°08'00"W., along the East line of said U.S. Lot No. 1, a distance of 150.00 feet; thence West (and parallel with the South line of aforesaid Holiday Harbor, Unit No. 1), 149.40 feet; thence N.11°36'52"W., 89.40 feet; thence N.17°33'13"E., 65.48 feet to the North line of said North 150 feet of South 650 feet of North 1320 feet of U.S. Lot No. 1 (also being South line of Holiday Harbour, Unit No. 1); thence East along said North line, 148.00 feet to the Point of Beginning.

TOGETHER with an easement for ingress and egress over the East 50 feet and over the South 25 feet of said East 259.4 feet of the North 150 feet of the South 650 feet of the North 1320 feet of U.S. Lot No. 1, Section 28, Township 37 South, Range 18 East.