



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081860 2 PG(S)

6/16/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508083

Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$5,810.00

File No 2026-151

Consideration 830,000.00

Parcel Identification No 0160-06-4115

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 16th day of June, 2026 between Linda L. Rogers and Stephen J. Rogers, Trustees of The Stephen and Linda Rogers Revocable Trust dated April 3, 2018, whose post office address is 157 Tampa Avenue East, Unit 506, Venice, FL 34285, of the County of Sarasota, Florida, Grantor, to Marsha W. Timm and John C. Timm, wife and husband, whose post office address is 6512 Keystone Drive, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of EIGHT HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$830,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

UNIT NO. 6503, BLACKBURN HARBOR RESIDENCES, PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2004163931, AND ALL EXHIBITS AND AMENDMENTS THEREOF, RECORDED IN CONDOMINIUM BOOK 38, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

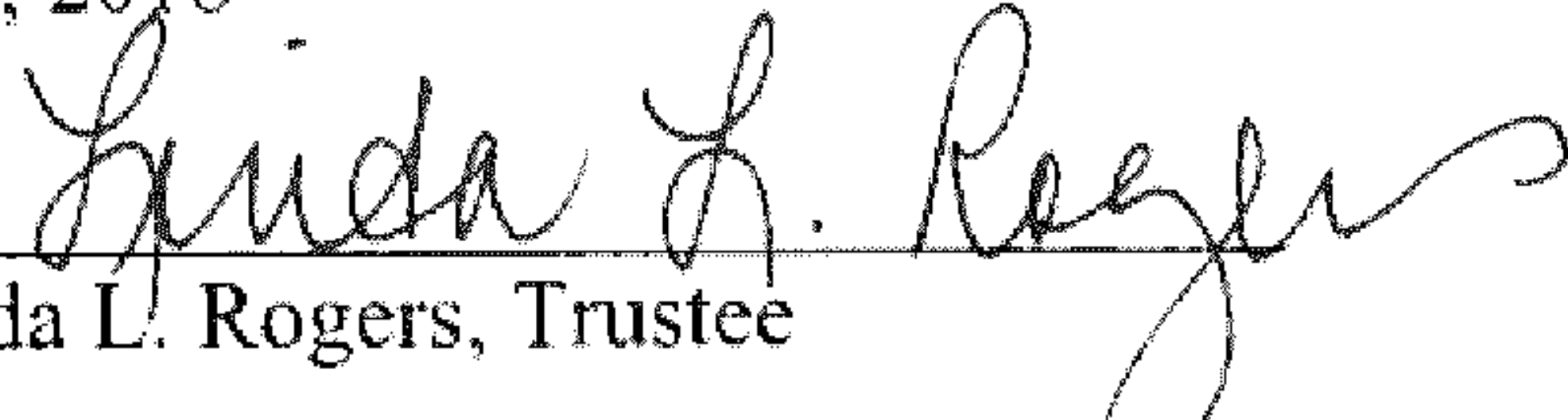
TO HAVE AND TO HOLD the same in fee simple forever.

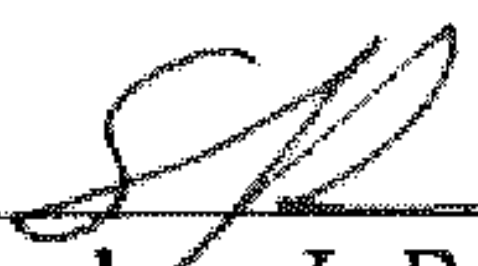
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

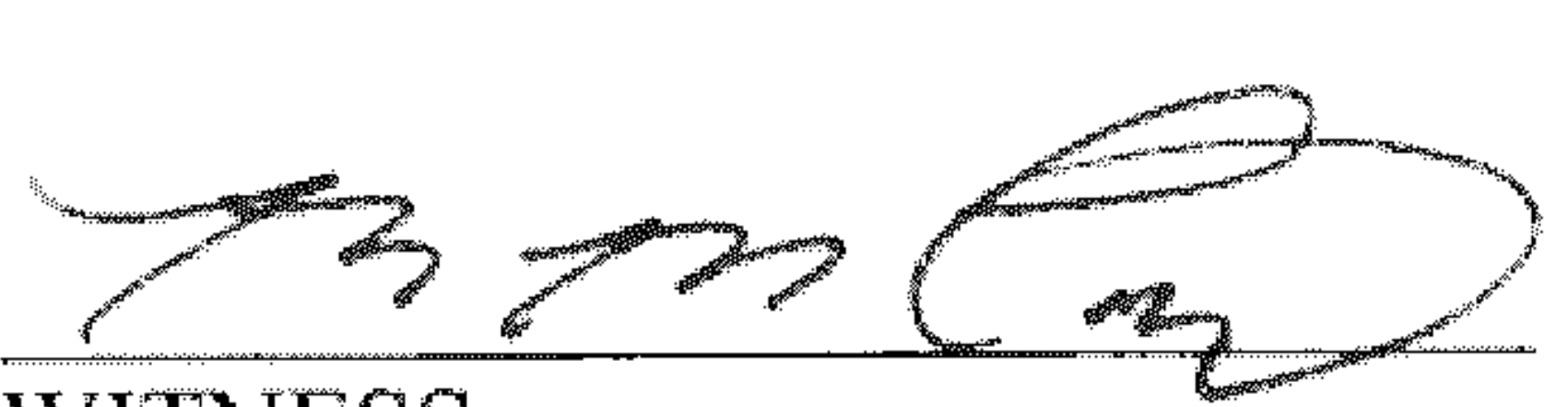
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

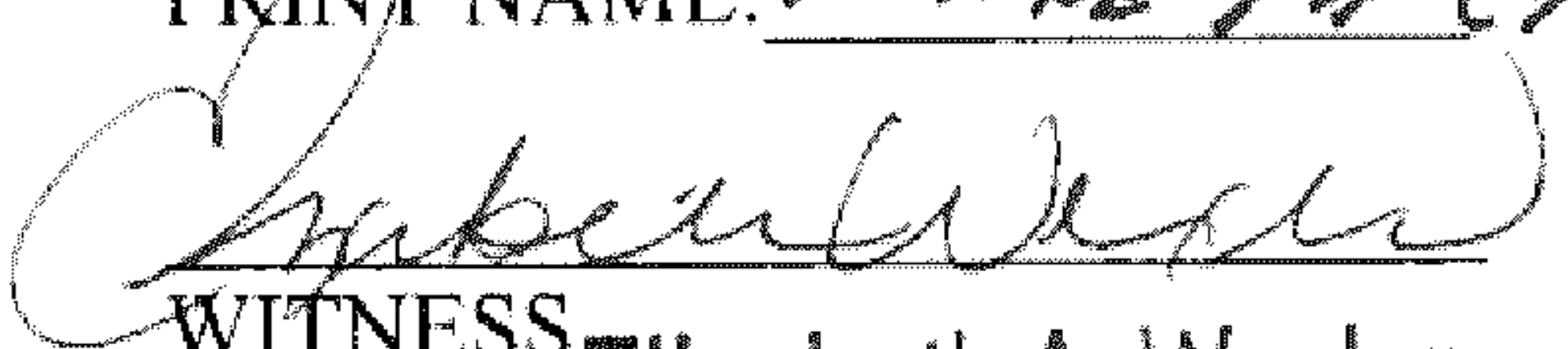
The Stephen and Linda Rogers Revocable Trust dated April 3, 2018

By: 
Linda L. Rogers, Trustee

By: 
Stephen J. Rogers, Trustee


WITNESS
PRINT NAME: Mike McCarty

1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Elizabeth A. Wexler

1330 Main St., 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2026, by Linda L. Rogers and Stephen J. Rogers, Trustees of The Stephen and Linda Rogers Revocable Trust dated April 3, 2018, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.


Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

