

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086531 2 PG(S)**

6/24/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512108

CONSIDERATION: \$10.00

DOC TAX: \$0.70

RECORD: \$18.50

PARCEL ID NO.: 0083011018

Doc Stamp-Deed: \$0.70

Prepared by and return to:

Peter T. Currin, Esq.

Williams Parker Harrison Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

This deed is exempt from documentary tax pursuant to Rule 12B-4.013 (28)(i), Florida Administrative Code because it transfers property to trustees from grantors who have the power to revoke the trust instrument, with no change in beneficial ownership. As such, only nominal documentary stamp tax is being paid herewith.

WARRANTY DEED

This Indenture is made this 24th day of June 2026 by and between S. JAMES GOLDMAN and SANDRA F. GOLDMAN, husband and wife (collectively "Grantor"), whose post office address is 4904 Peregrine Point Way, Sarasota, Florida 34231, and S. JAMES GOLDMAN, as Trustee of The S. James Goldman Trust Agreement dated February 10, 2005, as may be amended, as to an undivided 50% interest, and SANDRA F. GOLDMAN, as Trustee of The Sandra F. Goldman Trust Agreement dated February 10, 2005, as may be amended, as to an undivided 50% interest, as tenants in common (collectively "Grantee"), whose post office address is 4904 Peregrine Point Way, Sarasota, Florida 34231.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described property situate in Sarasota County, Florida (the "Property"):

Unit A1-42, Phillippi Harbor Club, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument No. 2007026547, and amendments thereto, and as per plat thereof, recorded in Condominium Book 40, Page 27, and amendments thereto, of Public Records of Sarasota County, Florida

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the

terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Each Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the Property pursuant to the provisions of Section 689.073, Florida Statutes.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

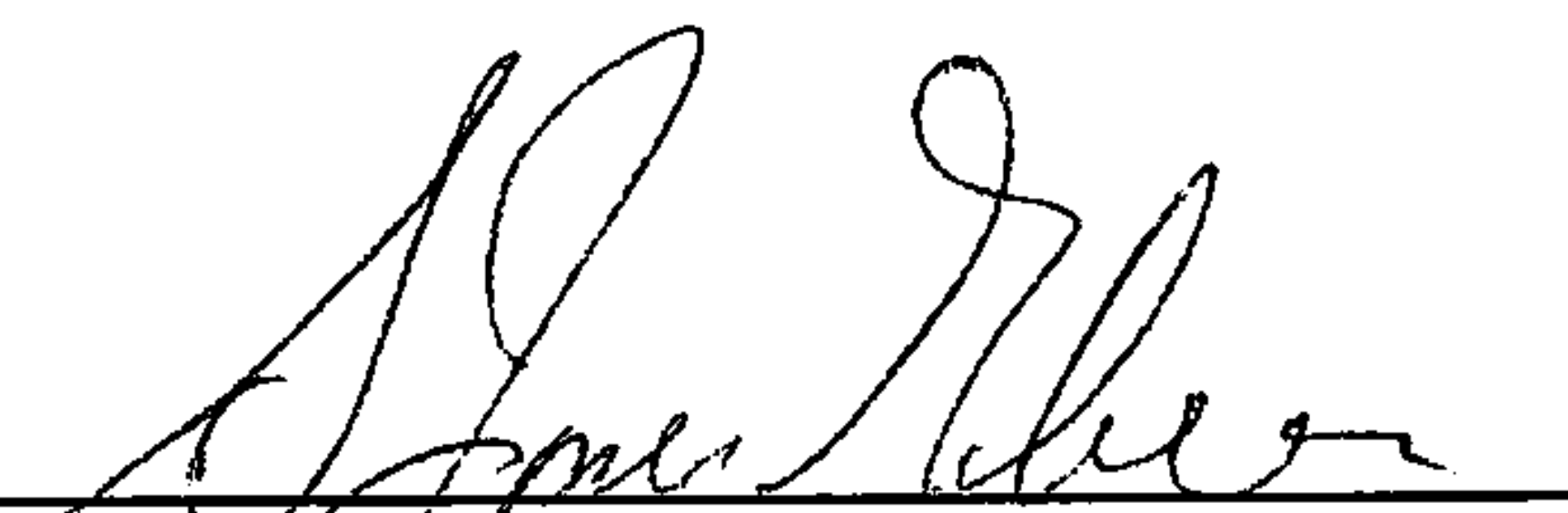


Signature of Witness



Print Name of Witness

Address: 50 Central Avenue, Eighth Fl.
Sarasota, FL 34236



S. JAMES GOLDMAN



SANDRA F. GOLDMAN



Signature of Witness

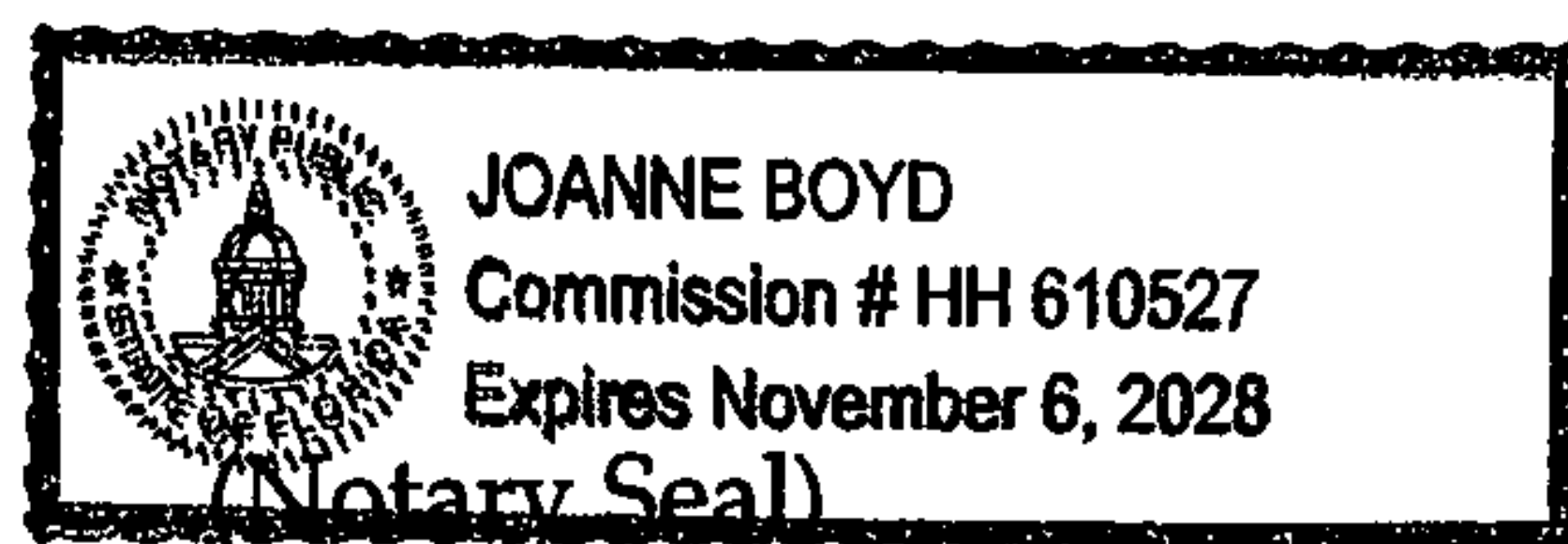


Print Name of Witness

Address: 50 Central Avenue, Eighth Fl.
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

Acknowledged before me by means of ☒ physical presence or ☐ online notarization before me this 24th day of June 2026 by S. James Goldman and Sandra F. Goldman, who are personally known to me or have produced FLDL as identification. If no type of identification is indicated, the above-named persons are personally known to me.





Signature of Notary Public

Joanne Boyd

Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 11/6/28.