

Consideration: \$660,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: David Reider, Esq.
525 1st Avenue N
St. Petersburg, FL 33701

6/25/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512646

Property Appraiser's Parcel ID No.: 0096-01-0005

Doc Stamp-Deed: \$4,620.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 24th day of June, 2026, by and between **TIARA SMOLINSKI AND SCOTT SMOLINSKI, WIFE AND HUSBAND**, whose address is **6310 Anise Drive, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **ANNETTE M. ERICKSON, AS TRUSTEE OF THE ANNETTE M. ERICKSON LIVING TRUST, AND ANY AMENDMENTS THERETO**, whose address is **38 Fairway Drive, Manhasset, NY 11030** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 94 OF ARBOR LAKES ON PALMER RANCH, PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 18 THROUGH 18G, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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 said property and will defend the same against the lawful claims of all persons whomsoever.

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

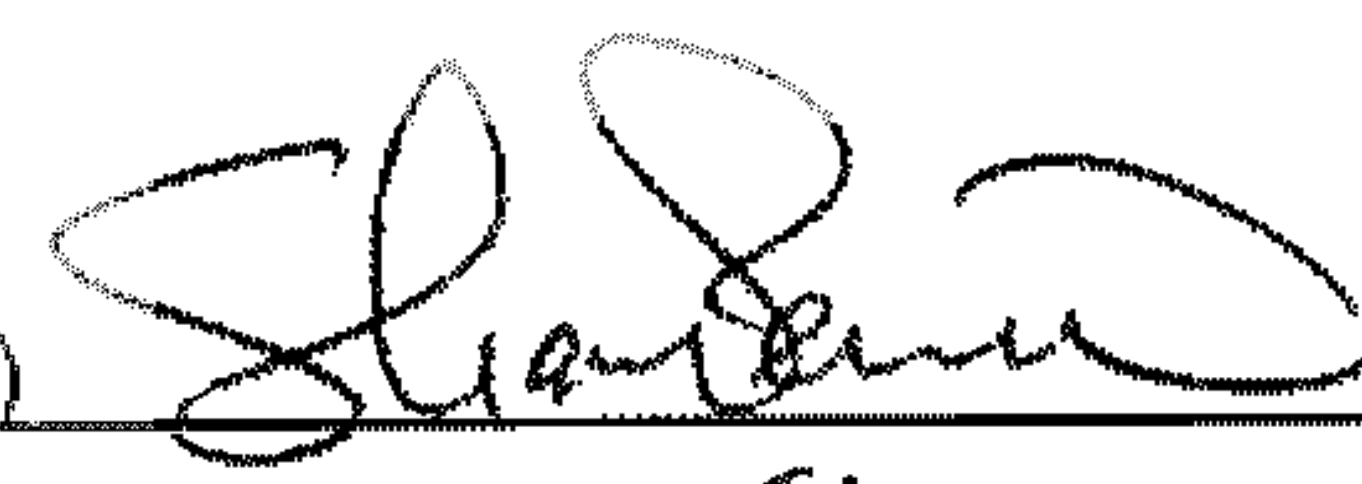
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

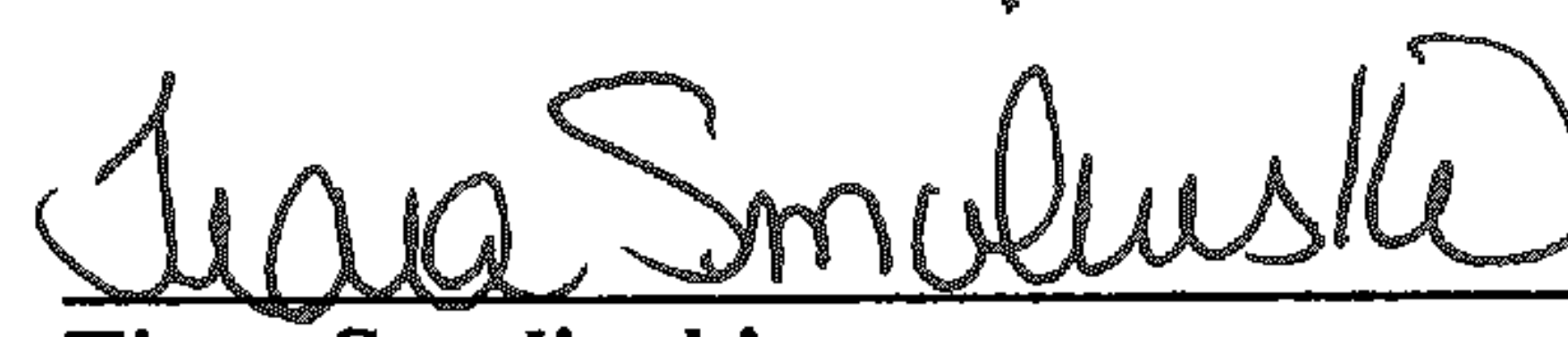
Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Nathan Schumacher
P.O. Address 5020 Clark Rd
Sarasota FL 34233

(2) 
Printed Name Shannan Ferraro
P.O. Address 5020 Clark Rd
Sarasota, FL 34233

GRANTOR:


Tiara Smolinski


Scott Smolinski

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 9th day of JUNE, 2026, by Tiara Smolinski and Scott Smolinski, () who are personally known to me or (X) who have produced FLORIDA D/L as identification.


Signature of Notary Public

BARBARA J. TYRRELL
Print, Type/Stamp Name of Notary

My Commission Expires: 9/22/2026

(AFFIX SEAL)A

