

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087750 2 PG(S)

6/26/2026 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513039

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$18,200.00

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.

Consideration: \$2,600,000.00
Doc Stamps: \$18,200.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 26th day of June, 2026, by Cathy P. Dwyer, a married woman, joined by her spouse, Robert J. Dwyer ("Grantor") to Kenneth L. Kuettner, as Trustee of the Kenneth L. Kuettner Revocable Trust u/a/d September 6, 2022, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 100 North Collier Boulevard, Unit 1108, Marco Island, FL 34145 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 1204, THE MARK SARASOTA CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2019150858, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above described real property is 2027034184.

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Thomas B. Luzier
Witness #1 Address: 50 Central Avenue
Eighth Floor
Sarasota, FL 34236

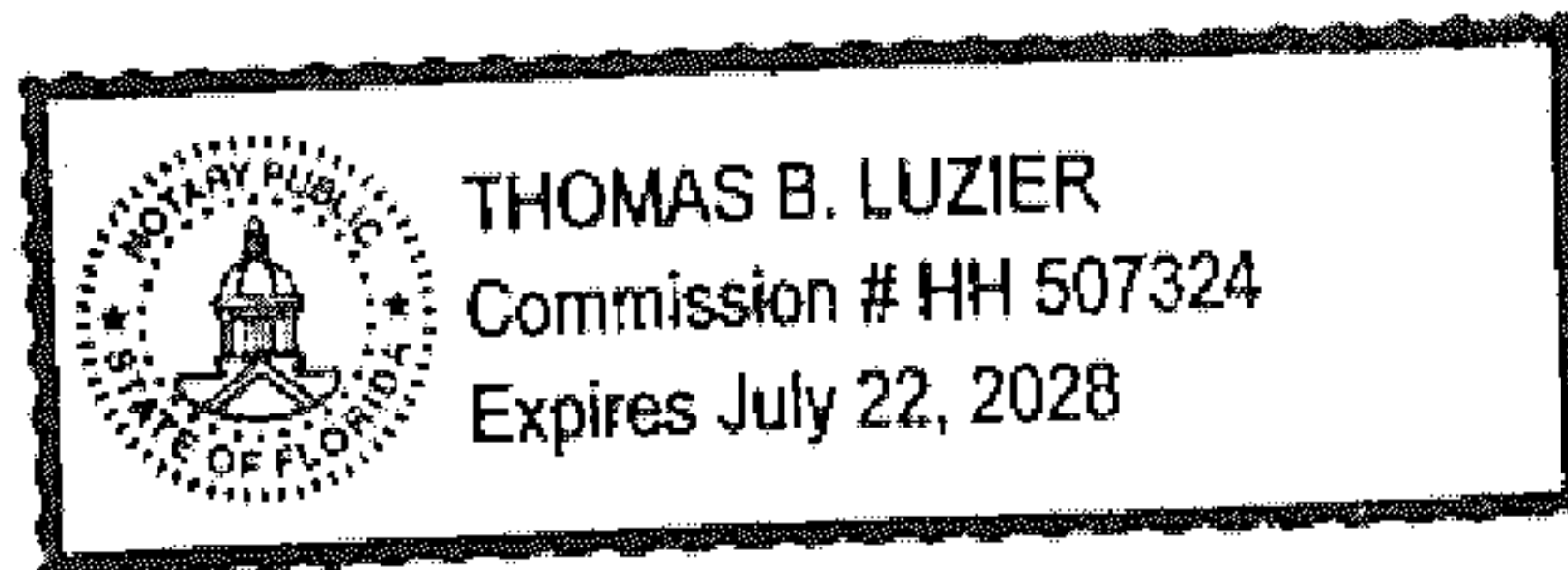
Witness#2 Sign: [Signature]
Witness#2 Print: Lori Molnar
Witness #2 Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

[Signature]
Cathy P. Dwyer
Address: 1005 50th Street Court West
Bradenton, FL 34209

[Signature]
Robert J. Dwyer
Address: 1005 50th Street Court West
Bradenton, FL 34209

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 26 day of June, 2026, by Cathy P. Dwyer and Robert J. Dwyer.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification /
Type of identification produced D/L