

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088254 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0406101012
Sales Price: \$222,000.00
File No.: 14935-S

6/29/2026 11:55 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3513400

Doc Stamp-Deed: \$1,554.00

WARRANTY DEED

THIS WARRANTY DEED is made this 29th day of June, 2026 by Brian A. Boyle and Ann-Marie Plate, husband and wife, whose mailing address is 1081 Bayshore Dr, Englewood, FL 34223 (hereinafter referred to as the "Grantor") to Katherine B. Chabek and Leslie K. Chabek, as Trustees of the Katherine B. Chabek Revocable Trust dated March 4, 1997, as amended whose mailing address is 658 Bird Bay Circle #12, Venice, FL 34285 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

THIS DEED hereby confers on the trustee the powers and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.073, Florida Statute.

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

AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michael Maberi

Witness Signature:

Ann-Marie Plate

Ann-Marie Plate

Michael Maberi

Print Name:

P.O. Address: 21805 Tamiami Trail

Venice, FL 34293

(as to both)

Donna Noble

Witness Signature:

Brian A. Boyle

Brian A. Boyle

Donna Noble

Print Name:

P.O. Address: 21805 Tamiami Trail

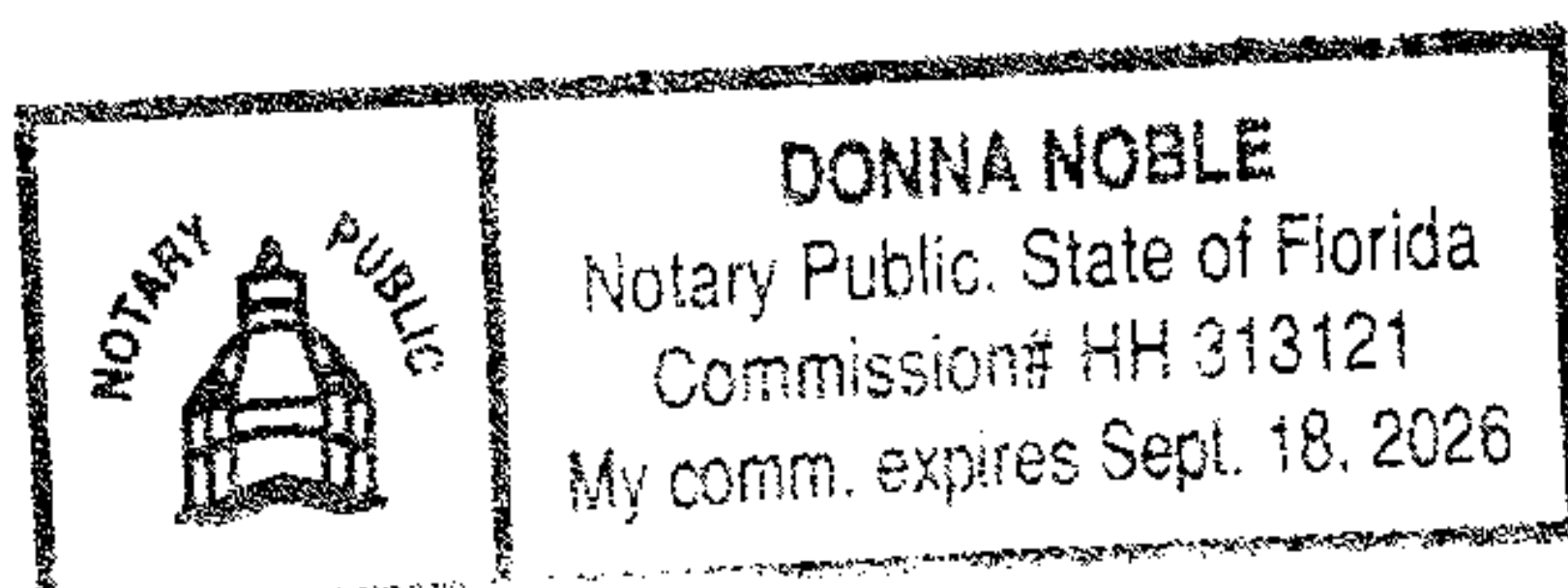
Venice, FL 34293

(as to both)

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 26 day of June, 2026, by Ann-Marie Plate and Brian A. Boyle who [] are personally known to me or [X] have produced their Florida driver's license as identification.



Donna Noble

Signature

Printed Name: Donna Noble

My Commission Expires: Sept 18, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Condominium Unit 12, BIRD BAY I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1269 Page 559, as amended from time to time, and according to the plat thereof recorded in Condominium Book 11, Page 37, of the Public Records of Sarasota County, Florida.