

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026091619 2 PG(S)

7/6/2026 3:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516135

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2710
Attention: Jan W. Pitchford, Esq.

Doc Stamp-Deed: \$0.70

This Deed was prepared without the benefit of title examination.

This conveyance is given without consideration and represents a transfer of property into a trust from a Grantor who has the power to revoke the trust instrument; therefore, pursuant to Rule 12B-4.013(28)(i) F.A.C., no documentary stamp tax is due hereon.

WARRANTY DEED TO TRUSTEE

This Warranty Deed to Trustee is made effective this 6th day of July, 2026, by Nancy Amaro Assuncao, a single woman, f/k/a Nancy Amaro Assuncao-Sanchez ("Grantor") to Nancy A. Assuncao, as Trustee of the Nancy A. Assuncao Revocable Trust dated July 6, 2026, 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 Statutes § 689.073, whose post office address is 5740 Midnight Pass Road #403, Bld F, Sarasota, FL 34242 ("Grantee").

WITNESSETH:

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

Unit 403, Building F, GULF AND BAY CLUB, PHASE 6, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1326, Page 768, and all amendments thereto, if any; and according to the plat thereof recorded in Condominium Plat Book 13, Page 9, 9A through 9E, inclusive, and all amendments thereto, if any, of the Public Records of Sarasota County, Florida.

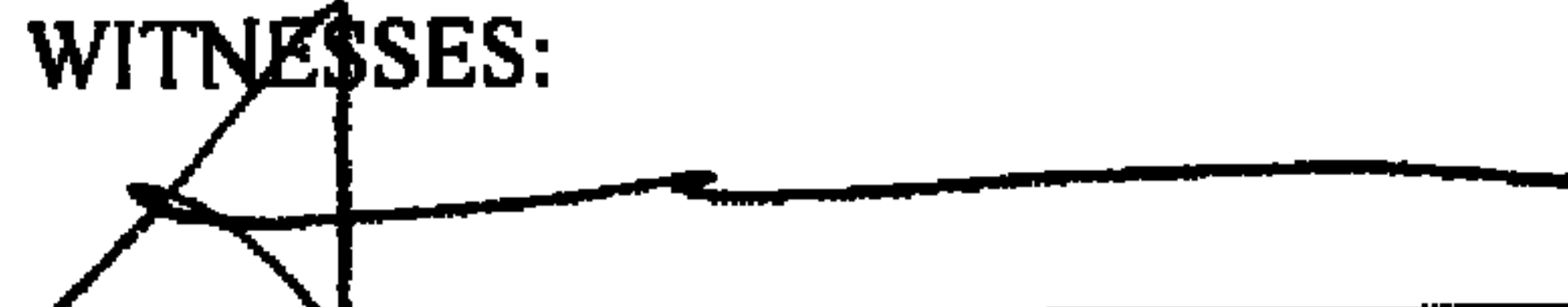
The Property Appraiser's Parcel Identification Number for the above described real property is 0105046127.

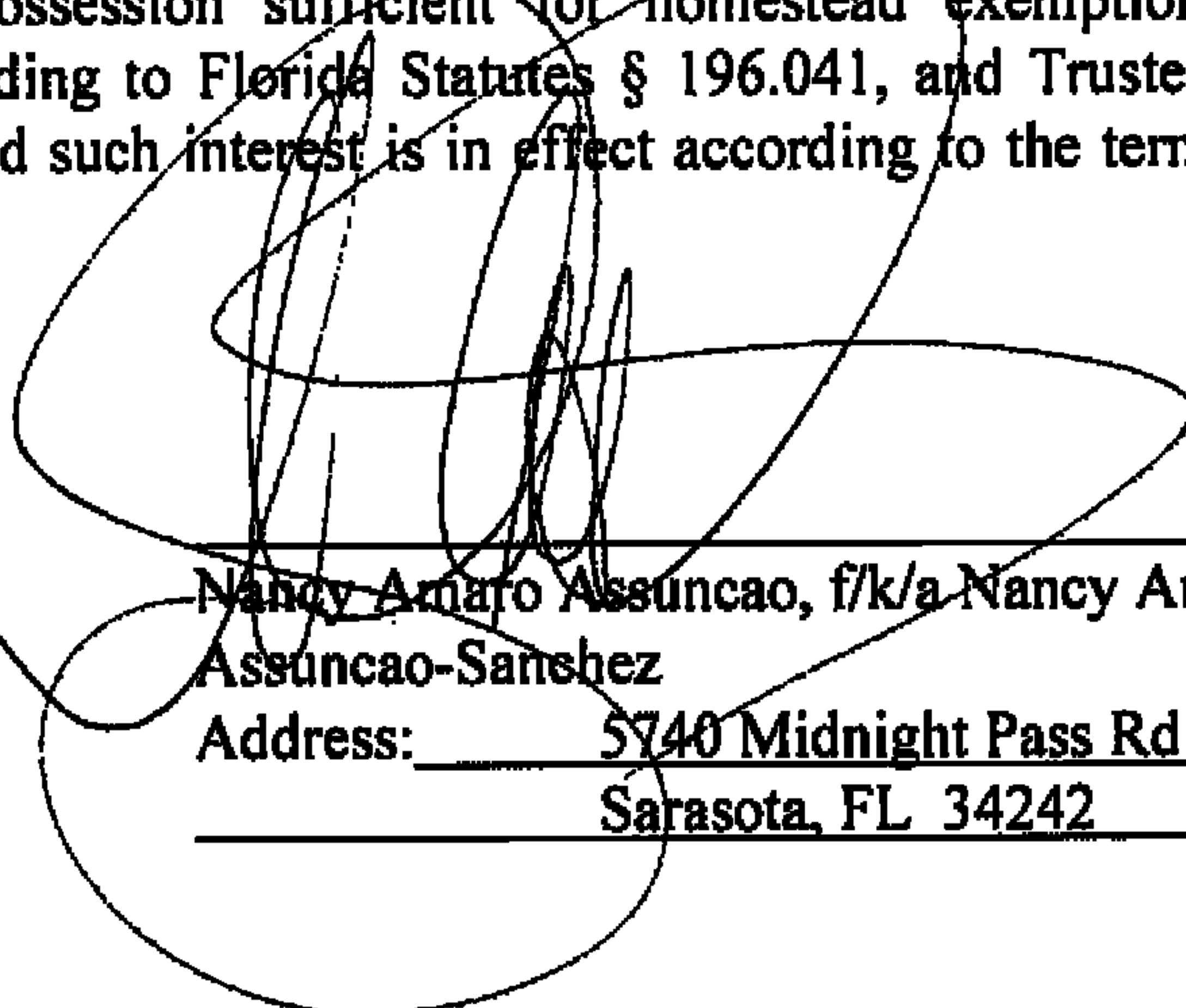
Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

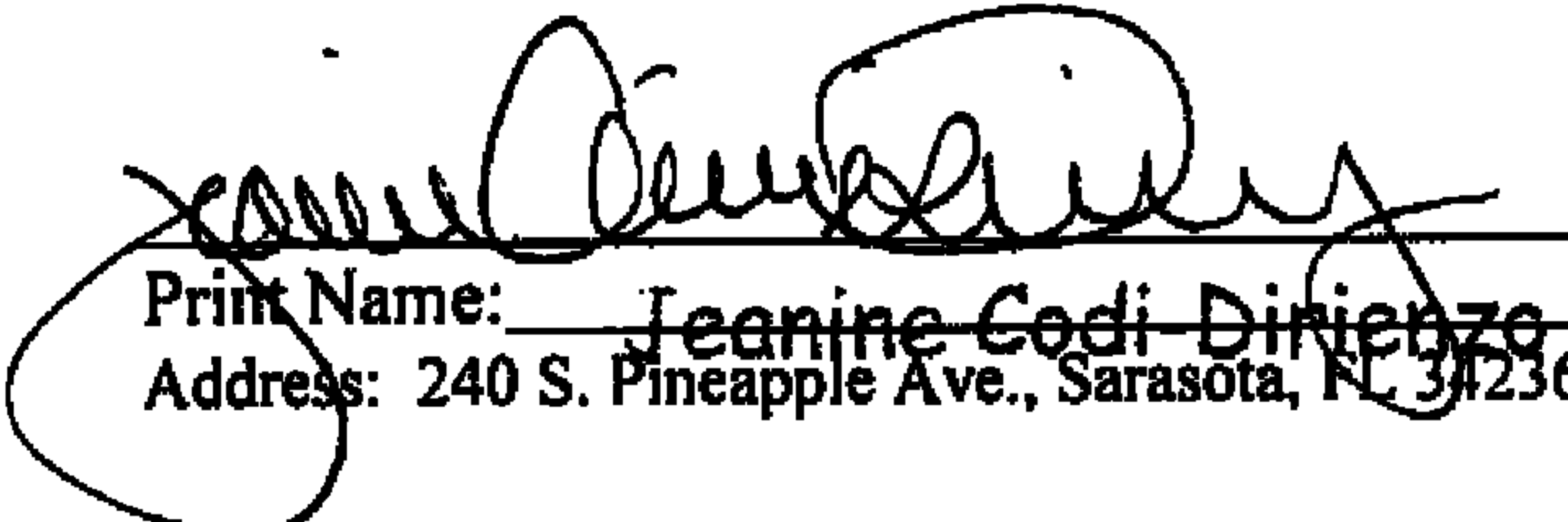
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all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

The Trustee for the Nancy A. Assuncao Revocable Trust dated July 6, 2026 (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statutes § 196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

WITNESSES:

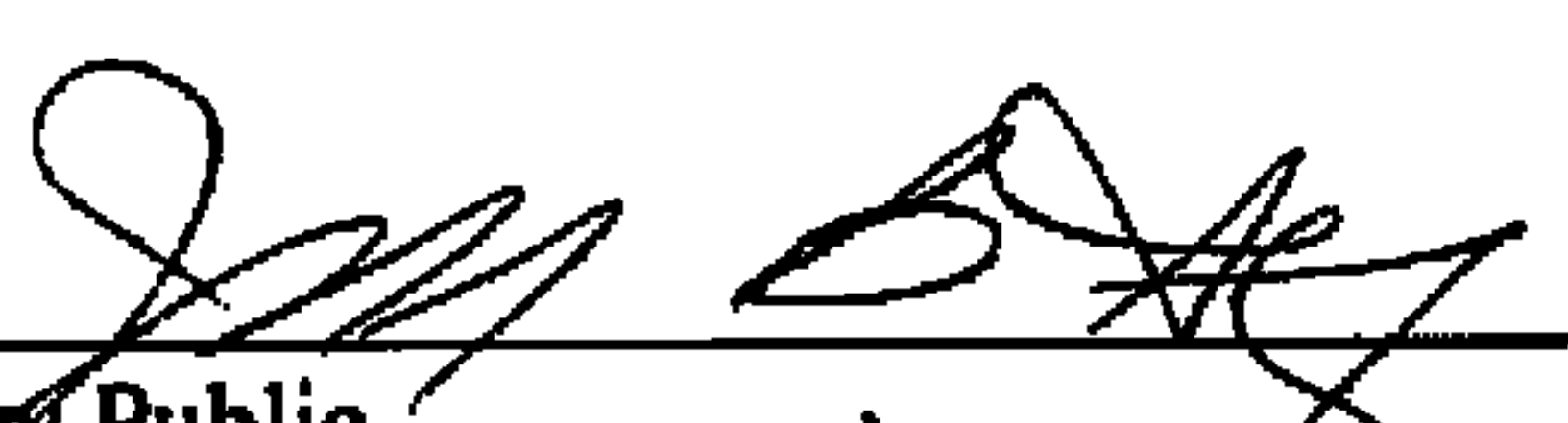

Print Name: ASHLEY S. HODSON
Address: 240 S. Pineapple Ave., Sarasota, FL 34236


Nancy Amaro Assuncao, f/k/a Nancy Amaro Assuncao-Sanchez
Address: 5740 Midnight Pass Rd #403
Sarasota, FL 34242


Print Name: Jeanine Codi Dirienzo
Address: 240 S. Pineapple Ave., Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of July, 2026, by Nancy Amaro Assuncao, f/k/a Nancy Amaro Assuncao-Sanchez.


Notary Public
Print Name: Jeanine B. Schultz
My Commission Expires: 4-17-2028

Personally Known (OR) Produced Identification ✓
Type of identification produced FLDL

