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INSTRUMENT # 2026092371 2 PG(S)

7/7/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516727

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29401

Doc Stamp-Deed: \$2,940.00

Consideration: \$420,000.00

General Warranty Deed

Made this July 7, 2026 By **Karin Petit a/k/a Karin L. Petit, individually as a married woman, and as Trustee of the Harold V. Jordan Irrevocable Trust U/A dated April 5, 2002**, whose post office address is: 182 Harbor House Drive, Osprey, Florida 34229, hereinafter called the Grantor, to **Savant Ventures, LLC a Minnesota limited liability company**, whose post office address is: 4383 Bent Tree Lane, Eagan, Minnesota 55123, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 207, THE VENICE AVENUE CONDOMINIUM, according the Declaration of to Condominium recorded in Official Records Book 1282, Pages 129, as amended, and as per plat thereof recorded in Condominium Book 12, Pages 3 through 3C, inclusive, as amended, of the Public Records of Sarasota County, Florida; together with its undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0176011014**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Karin Petit is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

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Sarasota, Florida 34236
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And the Grantor hereby covenants with said Grantee that 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness # 1 Printed Name: Kyle McCormack

Post Office Address: _____

**414 S. Tamiami Trail
Osprey, FL 34229**

Witness Signature: _____

Witness # 2 Printed Name: **Kelly Anne Dietz**

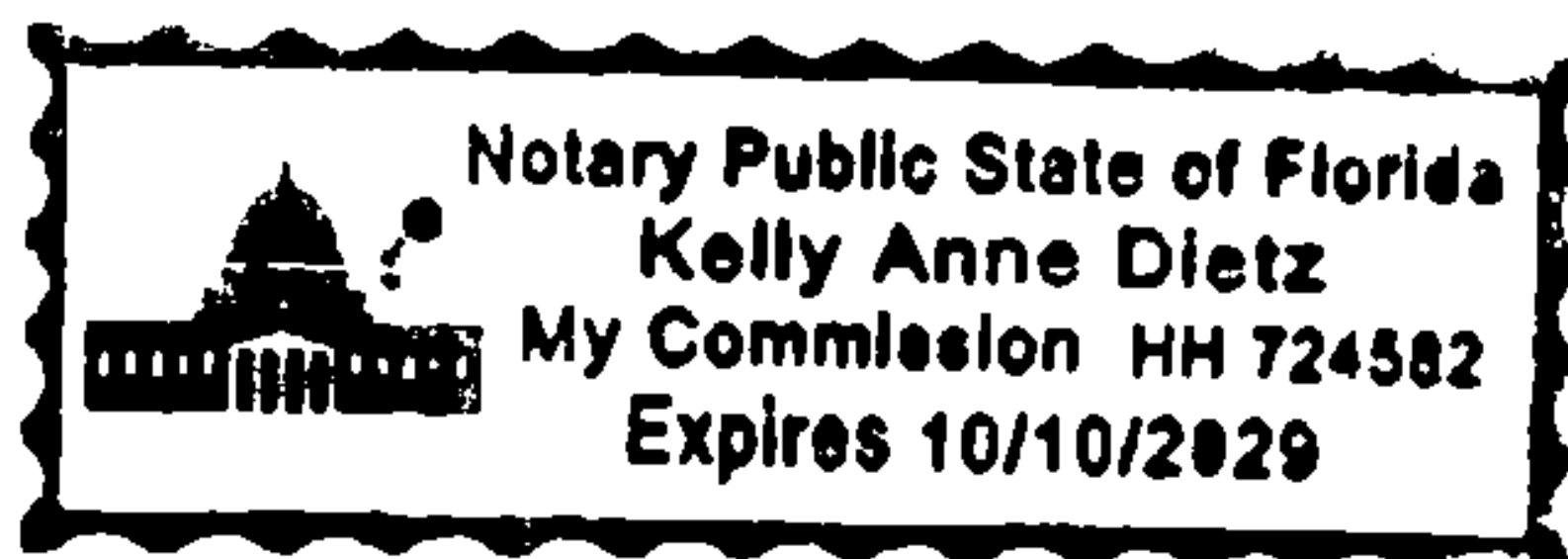
Post Office Address: _____

**414 S. Tamiami Trail
Osprey, FL 34229**

Karin L. Petit (Seal)
Karin Petit a/k/a Karin L. Petit, individually as a married woman, and as Trustee of the Harold V. Jordan Irrevocable Trust U/A dated April 5, 2002

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 8th, 2026, by Karin Petit a/k/a Karin L. Petit, individually and as Trustee of the Harold V. Jordan Irrevocable Trust U/A dated April 5, 2002, who is personally known to me or who produced D.L. as identification.



(SEAL)

Kelly Anne Dietz
Notary Public
My Commission Expires: _____