

Consideration: \$2,700,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

Property Appraiser's Parcel ID No.: 2036-06-3003

(FOR INFORMATIONAL PURPOSES ONLY)

7/8/2026 4:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517330

Doc Stamp-Deed: \$18,900.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 7th day of July, 2026, by and between **WARREN L. VANDEVEER, JR. AND ELIZABETH R. VANDEVEER, HUSBAND AND WIFE**, whose address is **73 Treadwell Avenue, Madison, NJ 07940** (hereinafter "GRANTOR"), and **MICHAEL K. JACOBSON, AS TRUSTEE OF THE MICHAEL K. JACOBSON REVOCABLE TRUST DATED JANUARY 16, 2006**, whose address is **2690 Fox Street, Wayzata, MN 55391** (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:

UNIT 2-C, HUDSON CROSSING, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007180602, THEREAFTER AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 41, PAGE 17, THEREAFTER AS AMENDED, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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) 16 ✓
Printed Name Kath Redding
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) [Signature]
Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

[Signature]
Warren L. Vandever, Jr.

[Signature]
Elizabeth R. Vandever

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of June, 2026, by Warren L. Vandever, Jr and Elizabeth R. Vandever, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

