

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093247 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517453

Consideration: \$2,250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Property Appraiser's Parcel ID No.: 0011-16-1018

Doc Stamp-Deed: \$15,750.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 8th day of July, 2026, by and between **RAYMOND F. ARMSTRONG AND MAUREEN SYLVIA ARMSTRONG, INDIVIDUALLY AND AS TRUSTEES OF THE PIERRE UNIT 408 NOMINEE TRUST U/A/D APRIL 23, 2012, AS HUSBAND AND WIFE**, whose address is **131 Elm Street, Dartmouth, MA 02748** (hereinafter "GRANTOR"), and **GERARDA M. RELLEA, AS TRUSTEE OF THE MORRIS/RELLA TRUST DATED APRIL 18, 2025**, whose address is **10 Evans Passway, Morris, CT 06763** (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 408, THE PIERRE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2246, PAGES 628 THROUGH 707, INCLUSIVE, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 29, PAGES 5, 5A THROUGH 5I, INCLUSIVE, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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) Anita Belt
Printed Name Anita Belt
P.O. Address 1913 N. Michigan St Box 111
Plymouth, IN 46563

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave
Phoenix, AZ 85014

GRANTOR:

Raymond F. Armstrong and Maureen Sylvia
Armstrong, Individually and as Trustees of The
Pierre Unit 408 Nominee Trust u/a/d April 23, 2012

By: Raymond F. Armstrong
Raymond F. Armstrong, Individually and as
trustee aforesaid

By: Maureen Sylvia Armstrong
Maureen Sylvia Armstrong, Individually and as
trustee aforesaid

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online
notarization, this 7th day of July 2026, by Raymond F. Armstrong and Maureen Sylvia Armstrong,
Individually and as Trustees of The Pierre Unit 408 Nominee Trust u/a/d April 23, 2012, ☐ who is/are
personally known to me or ☒ who has/have produced ☒ Driver license ☐ Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commission Expires: 02/25/2028

Notarized online using audio-video communication technology

