

Consideration: \$1,500,000.00

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

7/10/2026 1:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518393

Property Appraiser's Parcel ID No.: 0006-02-1044

Doc Stamp-Deed: \$10,500.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 9th day of July, 2026, by and between **GARY KAYE AND BETH KAYE, HUSBAND AND WIFE**, whose address is **2 Fox Meadow Road, Scarsdale, NY 10583** (hereinafter "GRANTOR"), and **SARAH BROWN RUSS, AS TRUSTEE OF THE IRREVOCABLE QUALIFIED TERMINABLE INTEREST PROPERTY TRUST AGREEMENT FOR STEVEN M. MINN DATED OCTOBER 5, 2009**, whose address is **79 Front Street, Exeter, NH 03833** (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 NO 482, GRAND BAY IV, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS INSTRUMENT NO.1999158369, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 33, PAGE 49, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH PARKING SPACE NO G-29, DESIGNATED IN SAID DECLARATION OF CONDOMINIUM AS LIMITED COMMON ELEMENTS, AND TOGETHER WITH THE UNDIVIDED INTEREST IN COMMON ELEMENTS DECLARED IN SAID DECLARATION OF CONDOMINIUM TO BE AN APPURTENANCE TO THE ABOVE DESCRIBED UNIT.

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) Obier Miranda
Printed Name Obier Miranda
P.O. Address _____
9415 Sunset Dr Miami, FL 33173

GRANTOR:

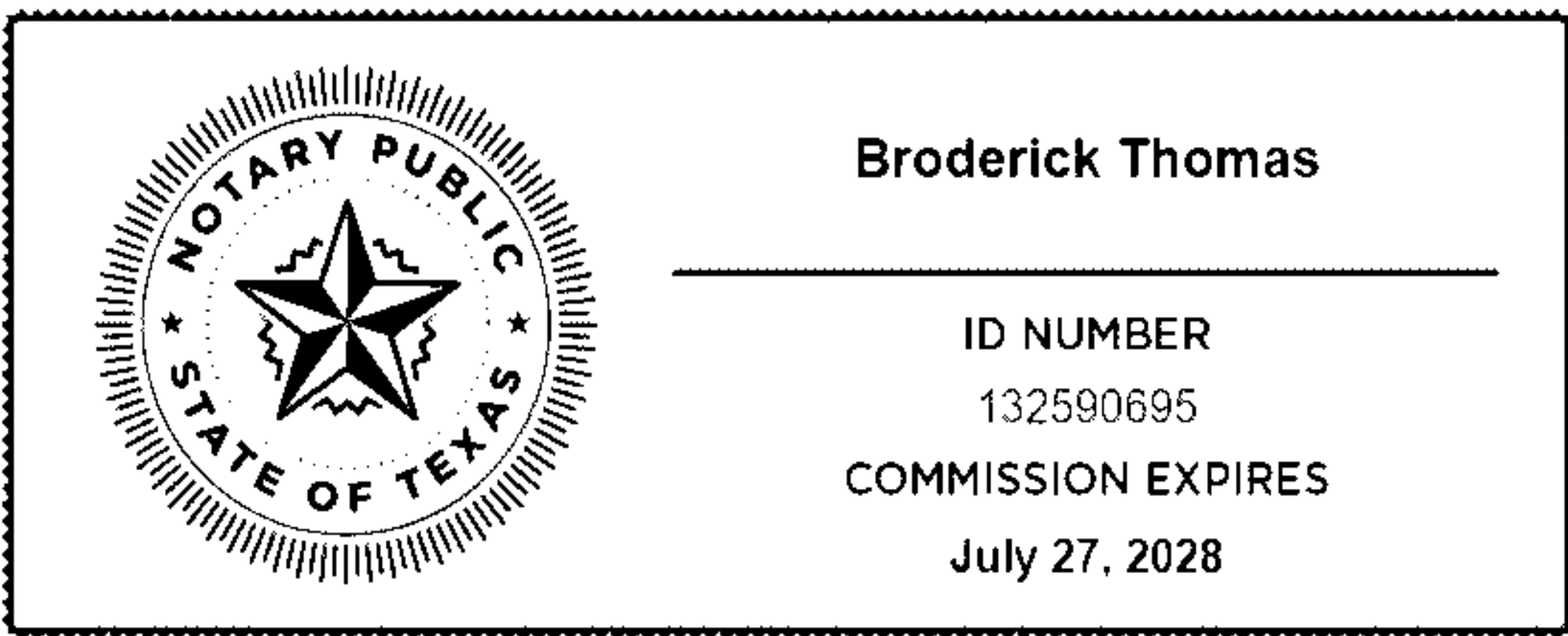
Gary Kaye
Gary Kaye
Beth Kaye
Beth Kaye

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of June 2026, by Gary Kaye and Beth Kaye, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.