

7/10/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518450

Consideration: \$375,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Matthew Queirolo, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606

Property Appraiser's Parcel ID No.: 0109030019

(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$2,625.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 10th day of July, 2026, by and between **THERESA K. RIORDAN, AN UNMARRIED WOMAN**, whose address is **1662 Blakemore Lane, Sarasota, FL 34231**, **MARY GERBER, AN UNMARRIED WOMAN**, whose address is **20 Bartha Avenue, Edison, NJ 08817**, and **IRENE PERROTTI, AN UNMARRIED WOMAN**, whose address is **43 Four Oaks Road, Bedminster, NJ 07921** (hereinafter "GRANTOR"), and **JAMES PAUL BOLINGER AND JUDITH REA BOLINGER, AS TRUSTEES OF THE JAMES AND JUDITH BOLINGER REVOCABLE TRUST DATED OCTOBER 13, 2021, AND ANY AMENDMENTS THERETO**, whose address is **1650 Blakemore Lane, Sarasota, FL 34231** (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:

LOT 3, POMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 15, 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.

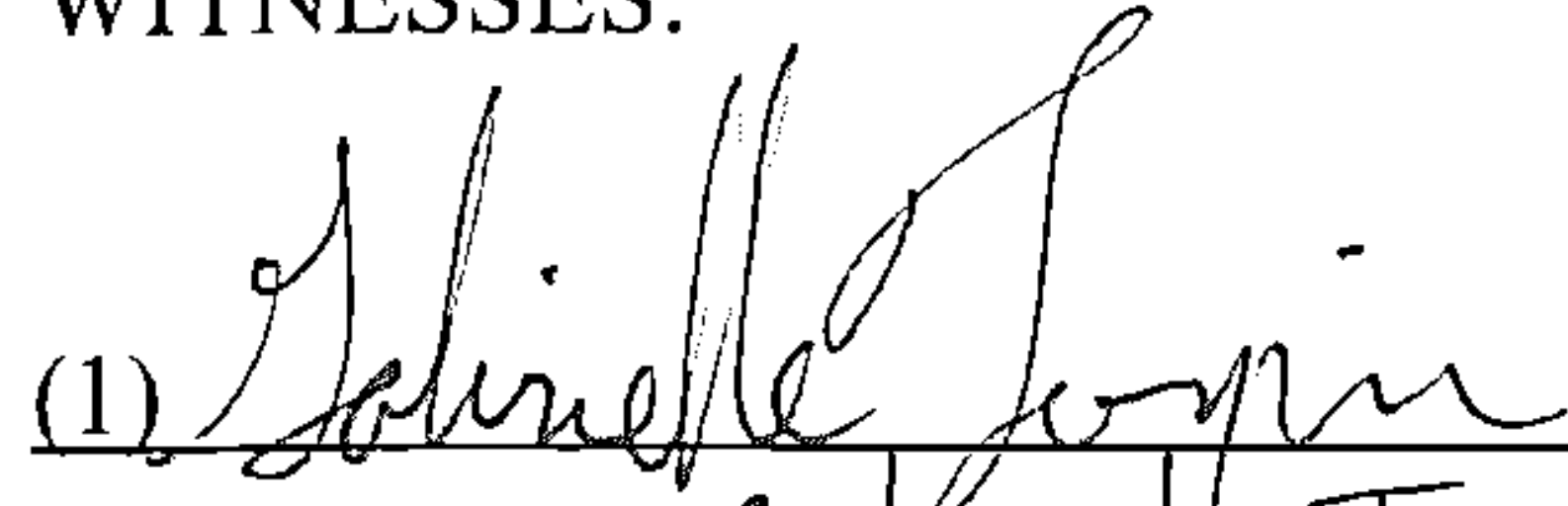
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

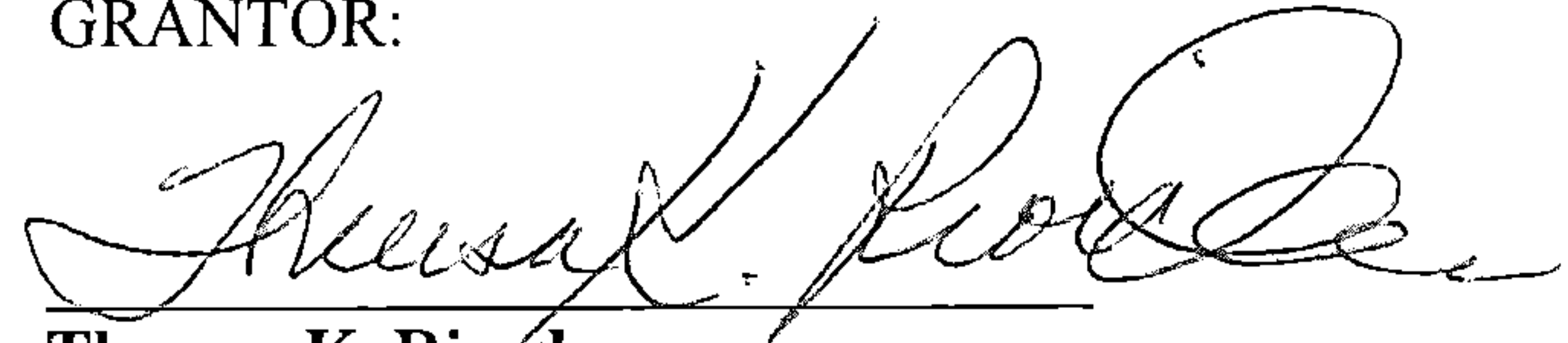
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Gabrielle Turpin
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

GRANTOR:

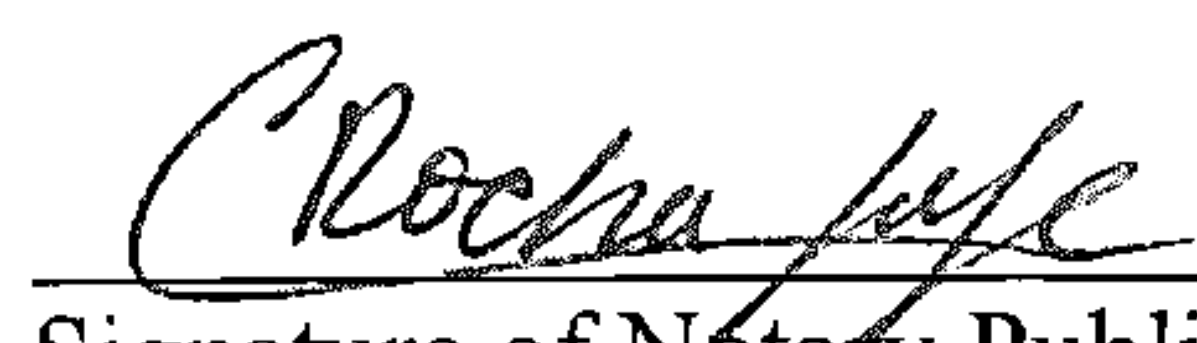

Theresa K. Riordan

(2) 
Printed Name CAROLINA ROCHA-JAJE
P.O. Address 3700 S. TAMIAAMI TRL.
SARASOTA, FL 34239

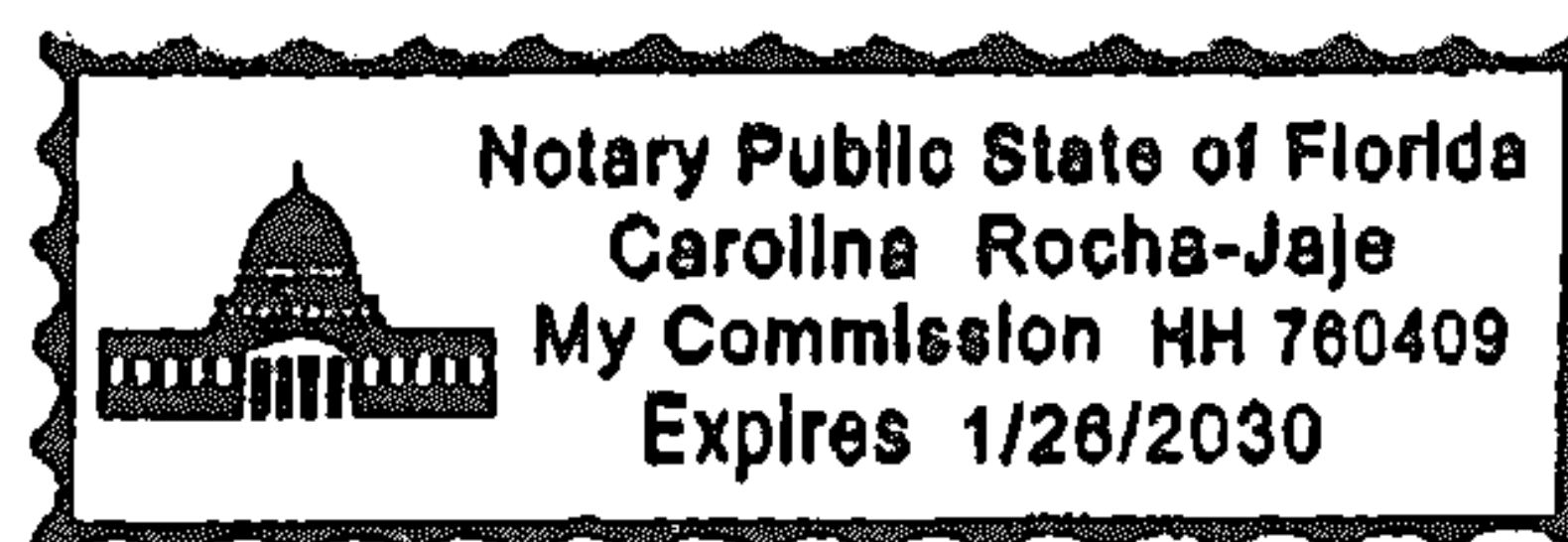
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of July, 2026, by Theresa K. Riordan, () who is personally known to me or (X) who has produced FLORIDA D.L. as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



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) Hanan Salem
Printed Name Hanan Salem
P.O. Address 75 Washington
Valley Rd Bedminster NJ

GRANTOR:

Mary Gerber
Mary Gerber
Irene Perrotti
Irene Perrotti

(2) Eric Gersick
Printed Name Eric Gersick
P.O. Address 75 Washington
Valley Rd Bedminster NJ

STATE OF New Jersey
COUNTY OF Somerset

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8 day of July, 2026, by Mary Gerber and Irene Perrotti, () who is personally known to me or (X) who has produced Drivers License as identification.

Eric Gersick
Signature of Notary Public
Eric Gersick
Print, Type/Stamp Name of Notary

