

7/14/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519716

Doc Stamp-Deed: \$11,900.00

Prepared by and return to:

Michelle Lajoie Hermey, Esq.

Ferguson Skipper, P.A.

1515 Ringling Blvd, 10th Floor

Sarasota, FL 34236

(941) 957-1900

File Number: 34121

Parcel Number: 2027114043

Warranty Deed

This Warranty Deed made this 14th day of July, 2026 between DALE S. STROHL, as Trustee of the DALE S. STROHL REVOCABLE TRUST U/A/D 4/3/2003, as amended and DALE S. STROHL, individually, as a single man, whose post office address is 340 South Palm Avenue #112, Sarasota, FL 34236, grantor, and LOUIS F. GUTIERREZ, as Trustee of the LOUIS F. GUTIERREZ TRUST U/A/D 9/24/21, as may be amended, whose post office address is 340 South Palm Avenue, Unit 112, Sarasota, FL 34236, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Unit No. 112, SARABANDE, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 1998066521, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 32, Page 32, Public Records of Sarasota County, Florida.

Together with the right to use Parking Space Number 204, Parking Space Number 222 and Storage Space Number 217.

Subject to easements, restrictions, and reservations of record, if any, governmental regulations and taxes for 2026 and subsequent years.

The Grantee, as Trustee, warrants and represents that she is specifically granted and given the power and authority to protect, conserve, sell, exchange, option, lease, mortgage, pledge, encumber, manage, control and dispose of the above property and to exercise such other powers and authority granted by Section 689.073, Florida Statutes.

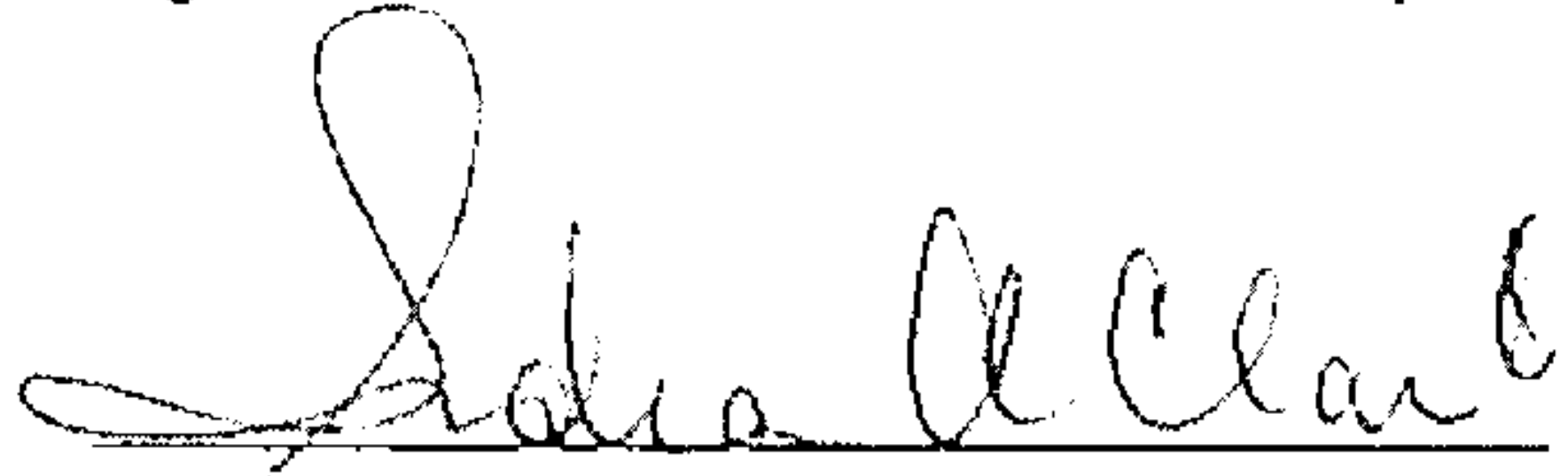
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

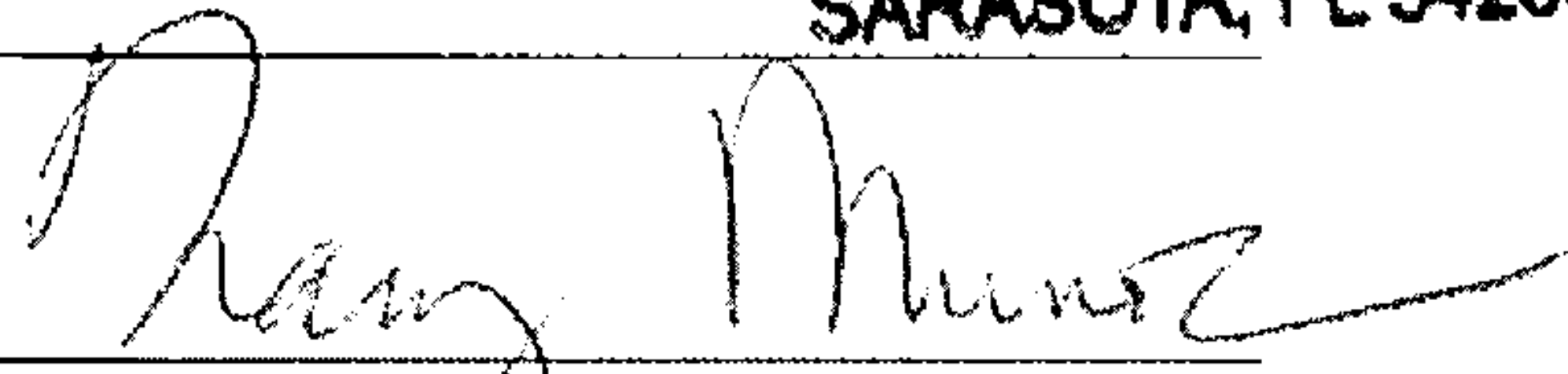
Printed Name: **SANDRA A. CLARK**

P.O. Address: **1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**



DALE S. STROHL,

as Trustee aforesaid and individually



Witness

Printed Name: **TRACY MUNOZ**

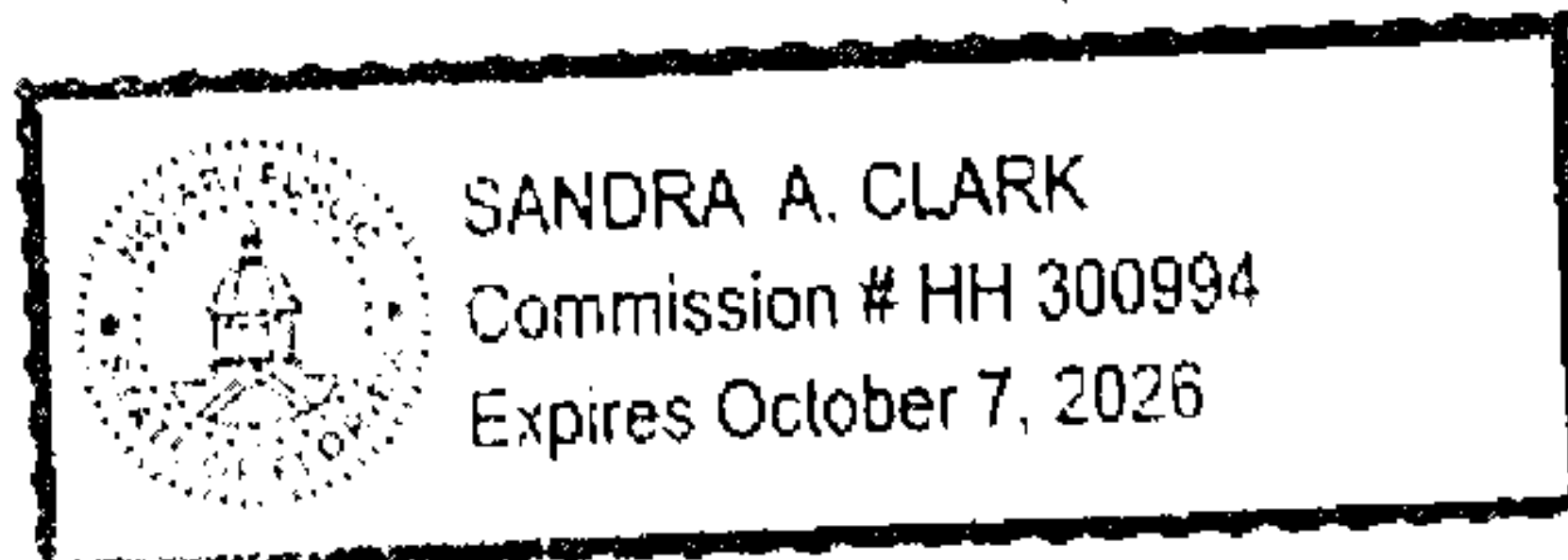
P.O. Address: **1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236**

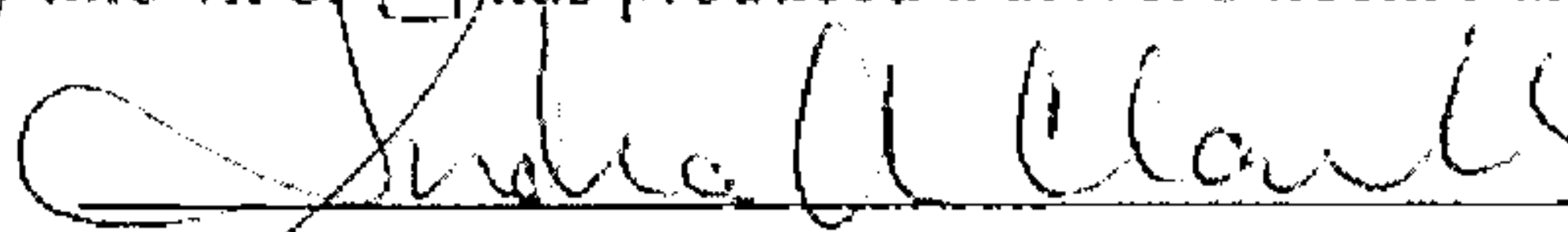
State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026 by DALE S. STROHL, as Trustee of the DALE S. STROHL REVOCABLE TRUST U/A/D 4/3/2003, as amended and individually, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]





Notary Public

Print Name: _____

My Commission Expires: _____

APPROVAL OF SALE

This is to certify that the board of Directors of Sarabande Condominium Association, Inc., a Florida Not-For-Profit Corporation, has approved the sale of Unit 112, Sarabande, a Condominium, according to the Declaration of Condominium recorded in Instrument Number 1998066521, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 32, Page 32, all of the Public Records of Sarasota County, Florida, by Dale S. Strohl, as Trustee of the Dale S. Strohl Revocable Trust u/a/d April 3, 2003, as amended to Louis F. Gutierrez, as Trustee of the Louis F. Gutierrez Trust u/a/d 9/24/21.

This is to certify that all maintenance fees and assessments are paid to date.

The undersigned hereby confirms that Dale S. Strohl, as Trustee of the Dale S. Strohl Revocable Trust u/a/d April 3, 2003, as amended, is the current owner of Parking Space Number 204, Parking Space Number 222 and Storage Space Number 217 and has the sole right to transfer the right-to-use the appurtenances.

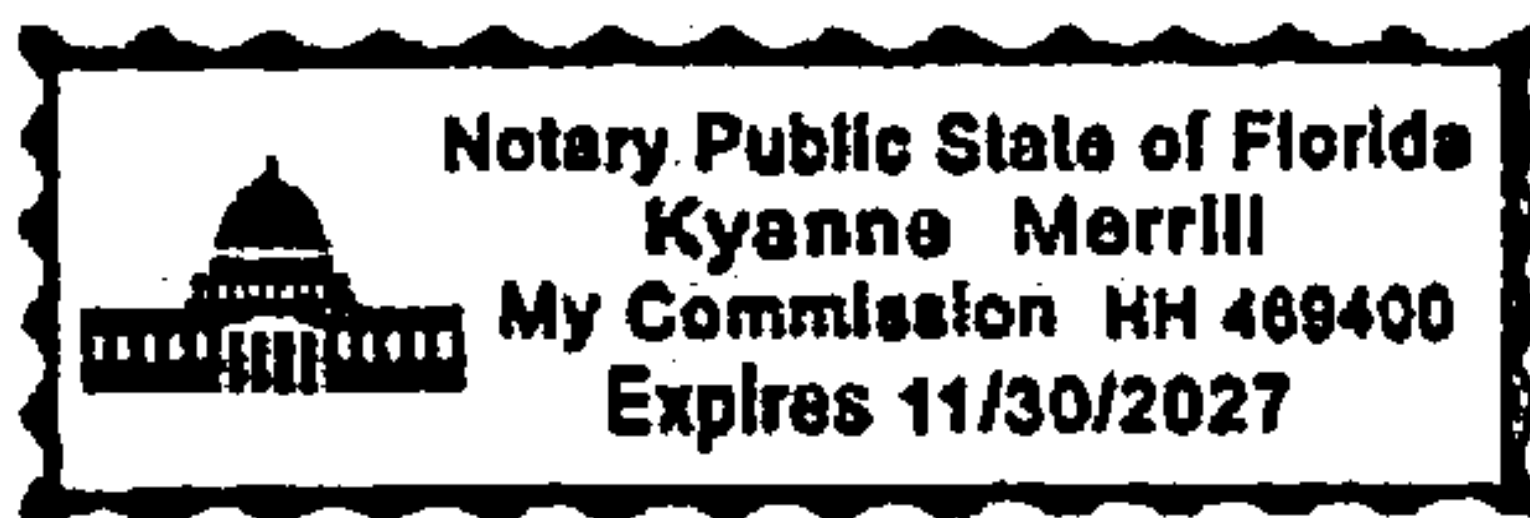
IN WITNESS WHEREOF, this instrument has been duly executed by the undersigned this 24 day of June, 2026.

Sarabande Condominium Association, Inc.,
a Florida Not-For-Profit Corporation

By: [Signature]
Printed Name: Marc E Schreiber
As Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of June, 2019, by Marc Schreiber as Secretary of Sarabande Condominium Association, Inc., a Florida Not-For-Profit Corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public
Printed Name: Kyanne Merrill
Commission Expiration Date: 11/30/27