

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096173 2 PG(S)**

7/15/2026 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519996

Documentary Stamp Tax: \$ 0.70
Recording Fee: \$18.50
Total: \$19.20
Parcel I.D. No.: 0245090187

Doc Stamp-Deed: \$0.70

This instrument prepared by and
should be returned to:
DOROTHY L. KORSZEN, ESQUIRE
FARR LAW FIRM P.A.
901 Ridgewood Avenue
Venice, FL 34285

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

THIS INDENTURE, made this 15 day of July, 2026, by and between **KATYA MICHAELS**, a single woman, whose mailing address is 9133 Bernini Place, Sarasota, FL 34240, hereinafter referred to as "GRANTOR," and **KATYA MICHAELS** as Trustee of the **KATYA MICHAELS TRUST** dated July 15, 2026, hereinafter referred to as "GRANTEE." Grantee's address is 9133 Bernini Place, Sarasota, FL 34240.

WITNESSETH:

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to Grantee, the following described property situated in **Sarasota County, Florida**, to-wit:

Lot 187, Artistry Phase 2C & 2D, according to the map or plat thereof, as recorded in Plat Book 55, Page 811, of the Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER WITH all tenements, hereditaments and appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

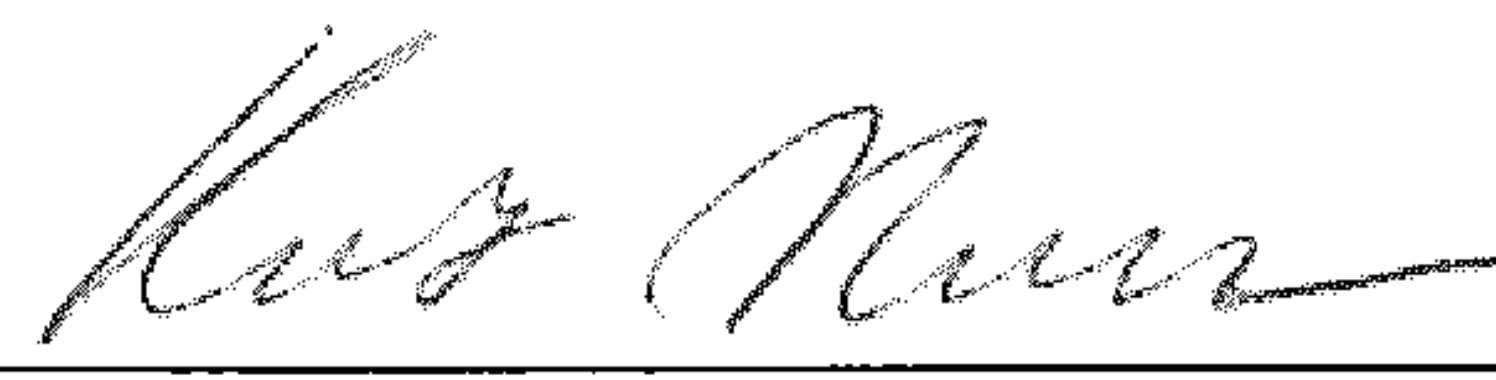
The Trustee is invested with full rights of ownership and is specifically granted the power and authority either to protect, conserve, sell and to convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute §689.073.

AND Grantor hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

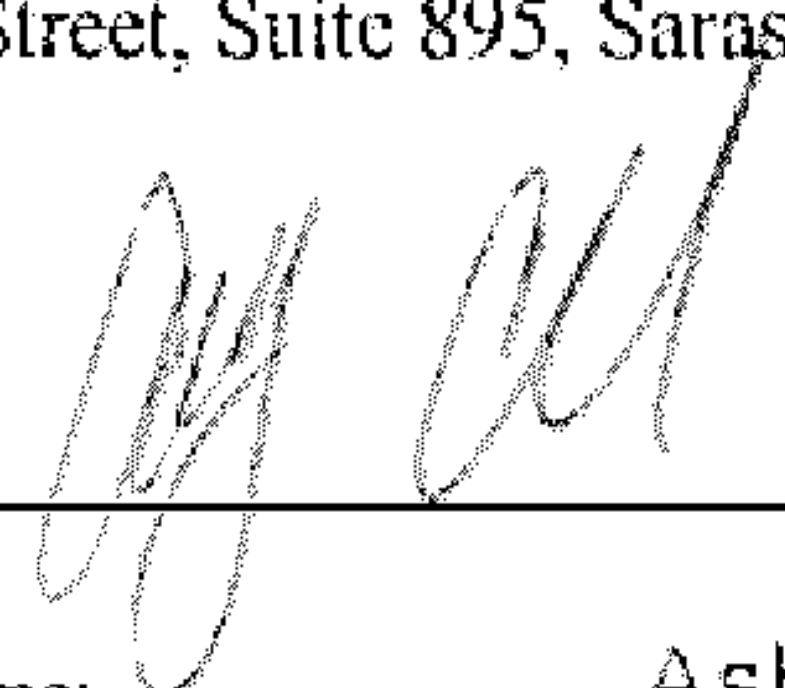
IN WITNESS WHEREOF, said Grantor has hereunto set Grantor's hand and seal the day and year first above written.



Dorothy Korszen
Printed Name: _____
1800 2nd Street, Suite 895, Sarasota, FL 34236



KATYA MICHAELS



Ashley Carroll
Printed Name: _____
1800 2nd Street, Suite 895, 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 15 day of July, 2026, by KATYA MICHAELS who is personally known to me or who has produced FL DRIVERS LICENSE as identification.

[AFFIX NOTARY SEAL]



Notary Public/State of Florida

