

7/16/2026 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520731

Prepared by (and return to):  
Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320  
Sarasota, FL 34236

Consideration: \$350,000.00  
Doc Stamps: \$2,450.00  
Recording Fee: \$18.50

Doc Stamp-Deed: \$2,450.00

Parcel Identification Number(s): 2025131052

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### WARRANTY DEED

This Warranty Deed is made effective this 15th day of July, 2026, by Lawrence A. Collins and Judith S. Collins, husband and wife, whose post office address is 150 Oakhurst Road, Pittsburgh, PA 15215, hereinafter referred to as "Grantor", to Phyllis Laufer, as Trustee of the Phyllis Laufer Revocable Trust dated September 14, 2011, as amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 1064 North Tamiami Trail, Unit 1308, Sarasota, FL 34236, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Condominium Unit No. 1308, BROADWAY PROMENADE, a  
Condominium, according to the Declaration of Condominium  
thereof, recorded in the Official Records as Instrument No.  
2007099056, of the Public Records of Sarasota County, Florida.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

The Trustee for the Phyllis Laufer Revocable Trust dated September 14, 2011, as amended (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]  
Witness#1 Print: Robin Stevenson, Jr.  
Witness #1 Address: 148 Oakhurst Rd  
Pittsburgh, PA 15215

[Signature]  
Lawrence A. Collins

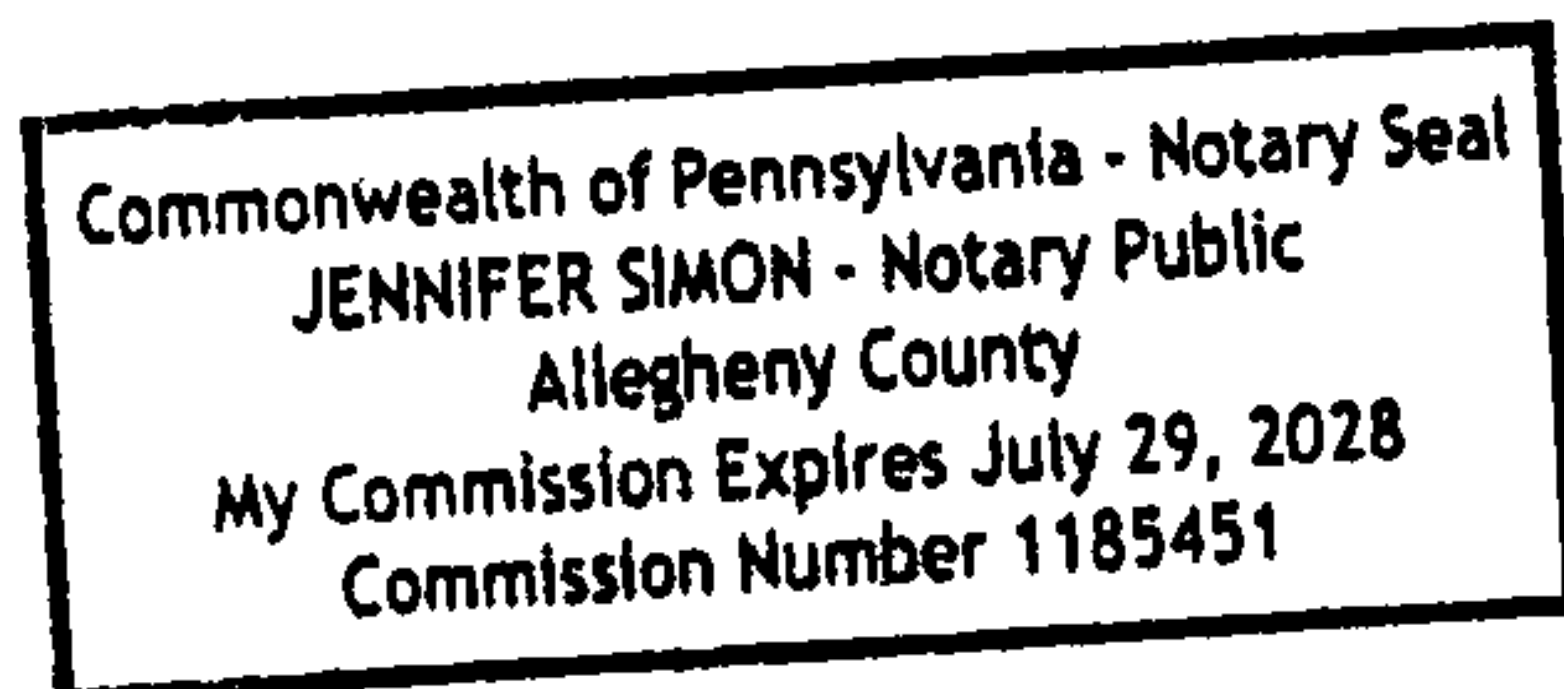
Witness#2 Sign: [Signature]  
Witness#2 Print: Jennifer Simon  
Witness #2 Address: 7 Sierra Dr.  
Pittsburgh PA 15239

[Signature]  
Judith S. Collins

STATE OF PENNSYLVANIA  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13<sup>th</sup> day of July, 2026, by Lawrence A. Collins and Judith S. Collins, who is ☐ personally known to me, or ☒ has produced Drivers License as identification.

(SEAL)



[Signature]  
Notary Public  
Print Name: Jennifer Simon  
My Commission Expires: 7-29-28