

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026097297 2 PG(S)**

7/16/2026 4:36 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3520896

Consideration: \$2,350,000.00

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

Property Appraiser's Parcel ID No.: 2010085010

(FOR INFORMATIONAL PURPOSES ONLY)

**Doc Stamp-Deed: \$16,450.00**

## **WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 16<sup>th</sup> day of July, 2026, by and between **SUSAN M. NEWSOME, A SINGLE WOMAN**, whose address is **700 John Ringling Blvd, Apt. T908, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **KETAO LIU AND RUI WANG, AS TRUSTEES OF THE KETAO LIU AND RUI WANG TRUST DATED AUGUST 24, 2023, AND ANY AMENDMENTS THERETO**, whose address is **2916 Northwest 130th Circle, Vancouver, WA 98685** (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 502, THE PHOENIX, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2001070816, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 35, PAGES 2, 2-A THROUGH 2-I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH PARKING GARAGE NUMBER GP-11, AS A LIMITED COMMON ELEMENT APPURTENANT TO THE ABOVE REFERENCED CONDOMINIUM 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.

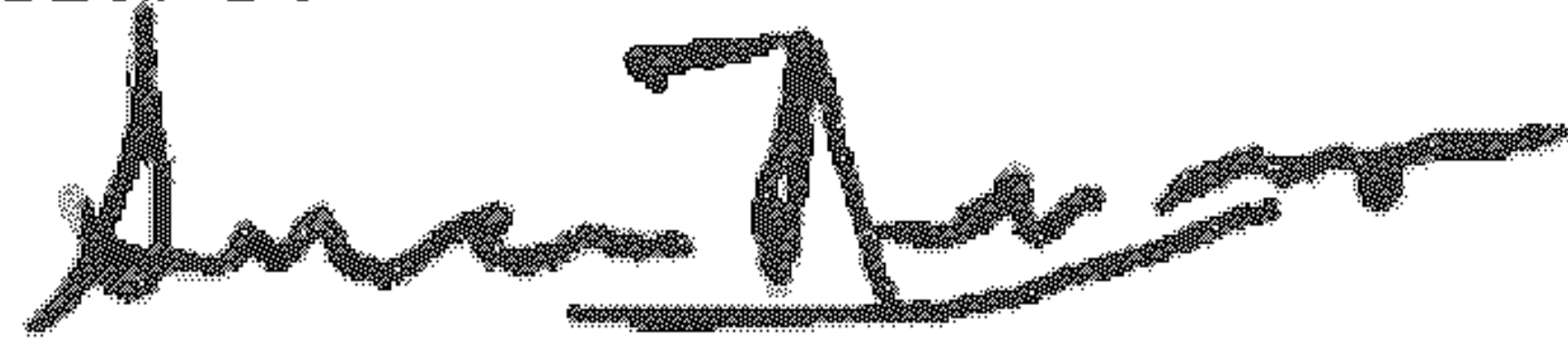
Signed, sealed and delivered in our presence:

WITNESSES:

(1) Stephanie Leandre  
Printed Name Stephanie Leandre  
P.O. Address 538 Bassett Dr  
Kissimmee FL 34758

(2) Berjoh Elise Fullilove  
Printed Name Berjoh Elise Fullilove  
P.O. Address 3971 SW Laffite St  
Port St. Lucie FL 34953

GRANTOR:

  
**Susan M. Newsome**

STATE OF Florida

COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14 day of July, 2026, by Susan M. Newsome, ☐ who is personally known to me or ☒ who has produced driver's license as identification.

  
Signature of Notary Public

Berjoh Elise Fullilove  
Print, Type/Stamp Name of Notary

My Commission Expires: 07/06/2028

(AFFIX SEAL)

