

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097447 2 PG(S)

7/17/2026 12:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521049

Doc Stamp-Deed: \$2,800.00

Prepared by and return to:

Stephen D. Rees, Jr., Esq.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA

8470 Enterprise Circle, 201

Lakewood Ranch, FL 34202

Consideration: \$400,000.00

File No 71937-145623

Parcel Identification No 0036041080

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture made the 17th day of July, 2026 between **Bernard A. Pfelfer and Elaine M. Pfeifer, as Co-Trustees of The 2021 Pfelfer Family Trust, under Declaration of Trust dated December 1, 2020**, whose post office address is 103 Aubudon Drive, Acton, MA 01720, Grantor, to **Robert L. Horst and Julia A. Horst, as Trustees of The Bob and Julia Horst Revocable Trust dated February 28, 2024**, whose post office address is 4 Waterfront Estates Drive, Lancaster, PA 17602 Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Unit 80, Chambery, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1449, Page 1457 and amendment recorded in Official Records Book Official Records Book 1540, Page 733, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

The 2021 Pfeifer Family Trust, under Declaration of Trust dated December 1, 2020

By: Bernard A. Pfeifer
Bernard A. Pfeifer, Co-Trustee

By: Elaine M. Pfeifer
Elaine M. Pfeifer, Co-Trustee

WITNESS Kristin Silva
PRINT NAME: Kristin Silva

WITNESS Monique PARSAN
PRINT NAME: MONIQUE PARSAN

STATE OF MA
COUNTY OF Middlesex

271 Great Rd Acton MA 01726
WITNESS 1 ADDRESS

271 Great Rd Acton MA 01726
WITNESS 2 ADDRESS

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 14 day of July, 2026, by Bernard A. Pfeifer and Elaine M. Pfeifer, as Co-Trustees of The 2021 Pfeifer Family Trust, under Declaration of Trust dated December 1, 2020, () who is/are personally known to me or (x) who has/have produced MA DRIVER LICENSES as identification.

Signature of Notary Public Sally W. Eastman
Print, Type/Stamp Name of Notary SALLY W. EASTMAN

