

Prepared by and return to:

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RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,081.40



File No 4708-2

Parcel Identification No 0438060031

Consideration: \$440,200.00

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WARRANTY DEED

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

This indenture made the 17th day of July, 2026 between Edward M. Berkman and Toni M. Camille, husband and wife, whose post office address is **25 Wheeler Street, Gloucester, MA 01930**, of the County of , Commonwealth of Massachusetts, Grantors, to **Katherine E. Douse, a single woman**, whose post office address is **926 Sklar Drive West, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 34028, VENICE GARDENS UNIT 34, SECTION 3, according to the plat thereof recorded in Plat Book 22, Pages 39 and 39A through 39G, of the Public Records of Sarasota County, Florida.

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

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

Signed, sealed and delivered in our presence:

Witness #1 Vanessa Gigliotti
Print Name Vanessa Gigliotti
Witness Address: 160 Main St
Gloucester, MA 01930

Witness #2 Margaret Wright
Print Name Margaret Wright
Witness Address: 160 Main St Gloucester
MA 01930

Edward M. Berkman
Edward M. Berkman

Toni M. Camille
Toni M. Camille

STATE OF Massachusetts
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026, by Edward M. Berkman and Toni M. Camille, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Faith Rivera
Signature of Notary Public

Faith Rivera
Print, Type/Stamp Name of Notary

