

Prepared By and Return To:
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File No: 5388.00001

7/20/2026 2:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521738

Doc Stamp-Deed: \$4,900.00

Warranty Deed

This Warranty Deed is made effective as of the 17th day of July, 2026 by **MERRY BERGER, AN UNMARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE MERRY BERGER REVOCABLE TRUST AGREEMENT, utd May 14, 1999, Amended and Restated May 17, 2022** (“*Grantor*”), whose post office address is: 4917 Village Garden Drive, Sarasota, FL 34234, to the following as tenants in common: (a) **INSIDE OUT 123, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** (collectively the “*Inside Out 123, LLC*”), as to an undivided 19% tenant-in-common interest in the Property, whose address is 2316 Tanglewood Drive, Sarasota, FL 34239; (b) **ADVANTA IRA SERVICES, LLC,** as custodian FBO, as **WILLIAM O’CONNOR IRA #8003656,** (collectively the “*O’Connor IRA*”), as to an undivided 40% tenant-in-common interest in the Property, whose address is 4790 140th Avenue N., Clearwater, FL 33762; (c) **ADVANTA IRA SERVICES, LLC,** as custodian FBO **KAREN S. BLONDIN IRA #8003657,** (collectively the “*Blondin IRA*”), as to an undivided 41% tenant-in-common interest in the Property, whose address is 4790 140th Avenue N., Clearwater, FL (“*Grantee*”), whose post office address is: 2316 Tanglewood Drive, Sarasota, FL 34239. Inside Out 123, LLC, the O’Connor IRA, and the Blondin IRA are collectively referred to herein as the “*Grantees*”.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$700,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

Lot 11, Block 1, BOULEVARD ADDITION TO SARASOTA, as per Plat thereof, as recorded in Plat Book A, Page 31, of the Public Records of Sarasota County, Florida.

The Property Appraiser’s Parcel Identification Number of the Property described above is **2025-12-0040**

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

Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

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 except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

* THE MERRY BERGER REVOCABLE TRUST AGREEMENT,

~~THE REVOCABLE TRUST AGREEMENT OF MERRY BERGER, UTD MAY 14, 1999, AMENDED AND RESTATED MAY 17, 2022~~

MERRY BERGER, INDIVIDUALLY AND AS TRUSTEE

WITNESS
PRINT NAME: Jennifer Griffin

WITNESS
PRINT NAME: Myeisha Green

6200 Antioch St.
Oakland, CA 94611
WITNESS 1 ADDRESS

6200 Antioch St.
Oakland, CA 94611
WITNESS 2 ADDRESS

STATE OF California
COUNTY OF Alameda

@ *THE MERRY BERGER REVOCABLE LIVING TRUST AGREEMENT,

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026, by MERRY BERGER, an unmarried woman, Individually and as Trustee of ~~THE REVOCABLE TRUST AGREEMENT OF MERRY BERGER, UTD MAY 14, 1999, AMENDED AND RESTATED MAY 17, 2022,~~ FL Driver's License who is/are personally known to me or ☒ who has/have produced FL Driver's License as identification.

M. Demers
Signature of Notary Public

M. Demers
Print, Type/Stamp Name of Notary

