

7/21/2026 3:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3522601

Doc Stamp-Deed: \$0.70

This Instrument Prepared by:
Gregory C. Roberts, Esquire
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 21 day of July, 2026, by and between ELLEN SEIFTS, a single woman, whose post office address is P.O. Box 535, Avon, CT 06001, hereinafter referred to as Grantor, and ELLEN SEIFTS, as Trustee of the Ellen Seifts Revocable Trust dated 7/16/2026, whose address is P.O. Box 535, Avon, CT 06001, hereinafter referred to as Grantee.

WITNESSETH, Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), does hereby grant, bargain, sell and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

Unit 403, Valencia Residences South, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 974, Page 804, and all exhibits and amendments thereof, and as per plat thereof recorded in Condominium Book 6, Page 1, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, mortgages and easements of record and subject to taxes for the year 2026 and thereafter.

Property Tax Account No.: 0176151055.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;

d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;

e. To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.073.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

GRANTOR COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and that said property is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

This Deed is exempt from the documentary stamp tax pursuant to Rule 12B-4.013(32), FAC, because there is no change in the beneficial ownership of the subject property.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 21 day of July, 2026.

Witnesses:

Sign [Signature]
Print Gregory C. Roberts
Witness Address:
341 W. Venice Avenue
Venice, FL 34285

[Signature]
ELLEN SEIFTS

Sign [Signature]
Print Nan Panton
Witness Address:
341 W. Venice Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026, by Ellen Seifts, who is personally known to me or who has produced DRIV. LIC as identification.

(SEAL)

NOTARY PUBLIC

My commission expires:

Sign: [Signature]
Print: Gregory C. Roberts

