

Prepared By/Record & Return To:
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7/22/2026 2:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523121

Consideration: \$10.00
Document Stamp Tax: \$0.70

Doc Stamp-Deed: \$0.70

[Space Above This Line Reserved For Recording Data]

WARRANTY DEED

This Warranty Deed made between HENRY J. RAUCHE, JR. (also known as HENRY JAMES RAUCHE, JR.) and LINDA BEERLE RAUCHE, Husband and Wife, (hereinafter known as "Grantor") whose post office address is 15 Weiser St., Glenmont, New York 12077, and HENRY JAMES RAUCH, JR. and LINDA BEERLE RAUCHE, Trustee (such Trustee hereinafter known as "Grantee") of the RAUCHE FAMILY LIVING TRUST dated July 22, 2026 (the "Trust"), whose post office address is 15 Weiser St., Glenmont, New York 12077.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

UNIT 604, BLDG A, THE POINT ON MIDNIGHT PASS, A CONDOMINIUM
ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN
OFFICIAL RECORDS BOOK 1090, PAGES 745 TO 801, INCLUSIVE, AS AMENDED,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

Parcel Identification Number: 0131131030

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants

the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as provided herein and taxes accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 22nd day of July, 2026.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature &
Printed Name: Timothy E. Casserly
Address: 4 Edge of Woods
Latham NY 12110

[Signature]
Witness #2 Signature &
Printed Name: Michelle T. Casserly
Address: 4 Edge of Woods
Latham NY 12110

[Signature]
HENRY J. RAUCHE, JR., Grantor

[Signature]
LINDA BEERLE RAUCHE, Grantor

STATE OF NEW YORK

COUNTY OF ALBANY

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this the 22nd day of July, 2026, by Henry J. Rauche, Jr. and Linda Beerle Rauche, who [choose one:] ☒ is personally known to me, or ☐ produced the following identification: _____

[Notary Seal, if any]

[Signature]
(Signature of Notarial Officer)
Printed Name: Timothy E. Casserly
Notary Public
My commission expires: April 30 2027

TIMOTHY E. CASSERLY
Notary Public, State of New York
No. 4831654
Qualified in Albany County
Commission Expires April 30, 2027