

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111095 2 PG(S)**

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

**8/14/2026 12:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532797**

File No: 2026-07-4804

Doc Stamp-Deed: \$1,260.00

Parcel ID Number: 0034012034

WARRANTY DEED

This WARRANTY DEED, made August 13, 2026, by **SANDRA M. MULLEN, INDIVIDUALLY AND AS TRUSTEE OF SANDRA M MULLEN REVOCABLE TRUST DATED JUNE 2, 2008**, whose address is 88 Beechwood Ave. Apt. 407, Ottawa, ON K1L0B8, Canada (the "Grantor"), to **DAVID GERSZTEIN, A MARRIED MAN**, whose address is Dorotheenstrasse 21, Munich, Bavaria 81825, Germany (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit 34, WILLOW LINKS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1357, Page 2054, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 46, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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 same in fee simple forever.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Quinnton Yee-White

Signature

Witness Printed Name Quinnton Yee-White

Witness #1 Address

14380 SR 64 E #3410 Bradenton FL 34211

Tangla Akins

Signature

Witness Printed Name Tangla Akins

Witness #2 Address

14380 SR 64 E #3410 Bradenton FL 34211

Sandra M Mullen Revocable Trust dated
June 2, 2008

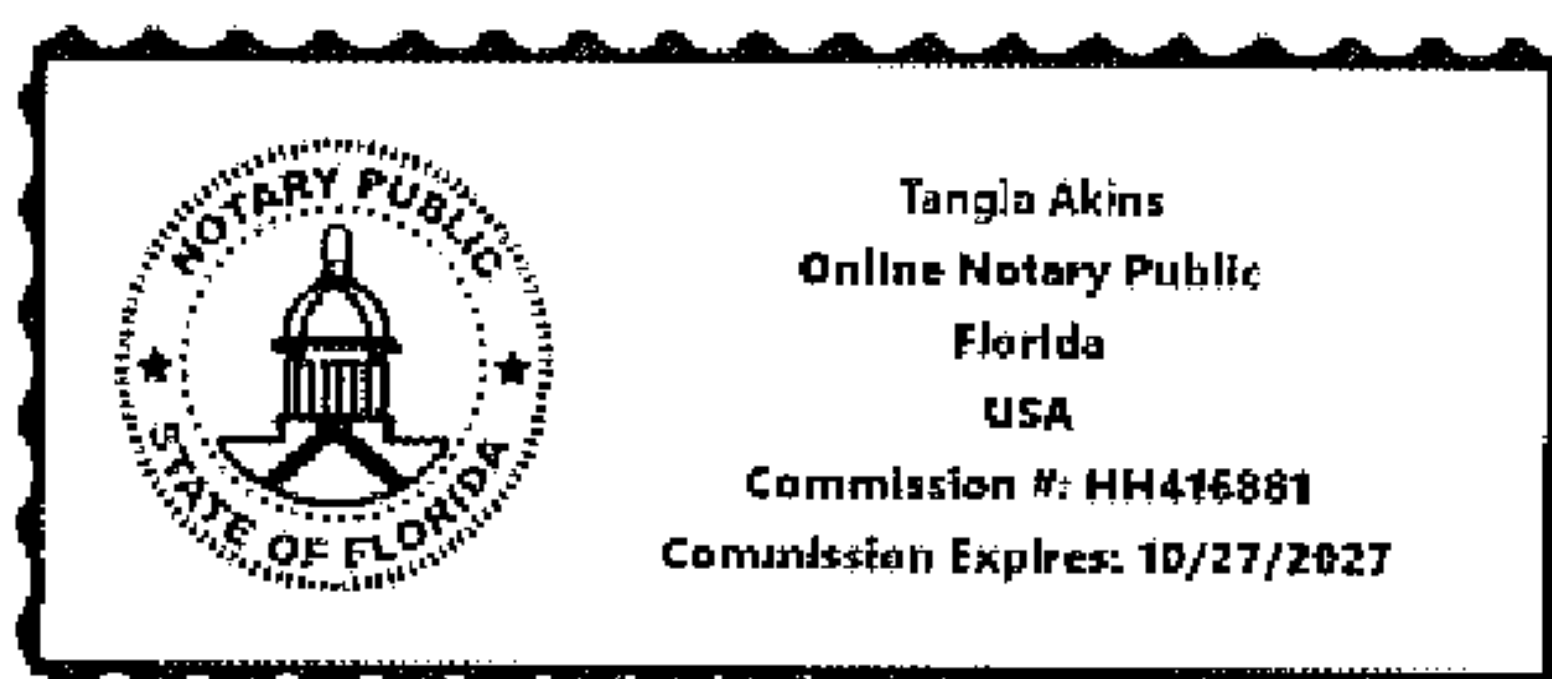
By: Sandra M. Mullen

Sandra M. Mullen, Individually
and as Trustee

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 13th day of August, 2026, by Sandra M. Mullen, Individually and as Trustee of Sandra M Mullen Revocable Trust dated June 2, 2008, who is/are ☐ personally known to me or who has/have ☒ produced Us Passport as identification.



Notarized online using audio-video communication

Tangla Akins

Notary Public

Print Name: Tangla Akins

My Commission Expires: 10/27/2027