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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533306

Documentary Stamps in the amount
of \$18,914.00 are affixed hereto.

Doc Stamp-Deed: \$18,914.00

GENERAL WARRANTY DEED

Made this August 17, 2026 A.D. by **James D. Nuber, a married man, individually and as Trustee of the James D. Nuber Revocable Trust, dated October 9, 2008, as amended and restated, and Marilyn L. Nuber, a married woman, individually and as Trustee of the Marilyn L. Nuber Revocable Trust, dated October 9, 2008, as amended and restated,** whose address is 360 Gulf of Mexico Dr., Unit 312, Longboat Key, Florida 34228, hereinafter collectively called the grantor, to **Anthony Martinelli, as Trustee of The Anthony Martinelli 2012 Irrevocable Trust dated March 13, 2012,** whose address is 3 Westbury Place, Colts Neck, New Jersey 07722, hereinafter called the grantee, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described below pursuant to Florida Statute §689.073:

(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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida (the "Property"), viz:

Lot 34, Queen Harbour F/K/A Manchester Bay, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 47, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0003080027

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

Subject To valid reservations, restrictions and easements of record.

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 taxes accruing subsequent to December 31, 2025.

And James D. Nuber and Marilyn L. Nuber were married to each other on the date they acquired the Property and have remained continuously married to each other since they acquired the Property.

[signature page follows]

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

Signed, sealed and delivered in our presence (as to both):

Witness #1 Signature: _____

Witness #1 Printed Name: _____

Address: _____

J. W. Pitchford
JAN W. PITCHFORD

240 S. Pineapple Ave.

Sarasota, FL 34236

Witness #2 Signature: _____

Witness #2 Printed Name: _____

Address: _____

Darlene Lawty

Darlene Lawty

240 S. Pineapple Ave

Sarasota, F 34236

James D. Nuber

James D. Nuber, individually and as Trustee of
the James D. Nuber Revocable Trust, dated
October 9, 2008, as amended and restated

Marilyn L. Nuber

Marilyn L. Nuber, individually and as Trustee
of the Marilyn L. Nuber Revocable Trust, dated
October 9, 2008, as amended and restated

State of Florida
County of Sarasota

The foregoing instrument was acknowledged, sworn to, and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August, 2026, by James D. Nuber, a married man, individually and as Trustee of the James D. Nuber Revocable Trust, dated October 9, 2008, as amended and restated, and Marilyn L. Nuber, a married woman, individually and as Trustee of the Marilyn L. Nuber Revocable Trust, dated October 9, 2008, as amended and restated, ☒ who are personally known to me or ☐ who have produced _____ as identification.

J. W. Pitchford
Notary Public
Print Name: _____

My Commission Expires: _____

