

8/17/2026 3:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533592

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332895-425031

Doc Stamp-Deed: \$3,115.00

Consideration: \$445,000.00
Doc Stamps: \$3,115.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 17th day of August, 2026, by Michael E. Pitts, individually and as Successor Trustee of the Laurel Anne Stone Trust dated April 4, 2018 ("Grantor") to Sandra Gerber and Karen Naulty, as joint tenants with rights of survivorship, whose post office address is 3224 Woodberry Lane, Sarasota, FL 34231 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 20, Ashley Oaks, according to the map or plat thereof, as recorded in Plat Book 38, Pages 5 and 5A, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0088070091.

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

Grantor does hereby certify that the above-described property does not constitute the homestead property of Grantor, nor is it contiguous or adjacent 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 not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Renata Barros

Witness #1 Address: 600 Allerton Street
Redwood City, CA 94063

Witness#2 Sign: [Signature]
Witness#2 Print: Kathleen R. Moore
Witness #2 Address: 600 Allerton Street
Redwood City, CA 94063

[Signature]
Michael E. Pitts, individually and as
Successor Trustee of the Laurel Anne Stone
Trust dated April 4, 2018
Address: 600 Allerton Street, #200
Redwood City, CA 94063

STATE OF CALIFORNIA
COUNTY OF San Mateo

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 14 day of August, 2026, by Michael E. Pitts,
individually and as Successor Trustee of the Laurel Anne Stone Trust dated April 4, 2018.

[Signature]
Notary Public
Print Name: Renata Sagradas T. De Barros
My Commission Expires: August 11, 2028

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

