

Consideration: \$142,500.00

8/18/2026 10:55 AM

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-566

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533806

Doc Stamp-Deed: \$997.50

Property Appraiser's Parcel ID No.: Property 1:
0974-26-2301

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of August, 2026, by and between **KAREN PINTER, A/K/A KAREN A. PINTER, an unmarried woman, INDIVIDUALLY, AND AS SUCCESSOR TRUSTEE OF THE GRACE E. KRESSE TRUST AGREEMENT DATED SEPTEMBER 29, 1988, AS AMENDED AND RESTATED**, whose address is **264 Southwest Central Terrace, Fort White, FL 32038** (hereinafter "GRANTOR"), and **FINE LINE REALTY GROUP LLC, a Florida limited liability company**, whose address is **5876 Denison Drive, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 1, BLOCK 2623, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Kayla Fleeman*
Printed Name Kayla Fleeman
P.O. Address 400 Barcelona Ave
Venice, FL 34285

(2) *Lori J. Bo*
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

KAREN PINTER, A/K/A KAREN A. PINTER,
INDIVIDUALLY, AND AS SUCCESSOR
TRUSTEE OF THE GRACE E. KRESSE
TRUST AGREEMENT DATED SEPTEMBER
29, 1988, AS AMENDED AND RESTATED

By: *Karen Pinter*
Karen Pinter, a/k/a Karen A. Pinter,
Individually, and as Successor Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12th day of August, 2026, by Karen Pinter, a/k/a Karen A Pinter, Individually, and as Successor Trustee of the Grace E. Kresse Trust Agreement dated September 29, 1988, as amended and restated, () who is personally known to me or (X) who has produced FL ID card as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

