

8/28/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538591

Doc Stamp-Deed: \$1,330.00

Prepared by and return to:

Missy M. Clausen

ELT of Sarasota County

866 South Tamiami Trail

Unit 1

Port Charlotte, FL 33953

(941) 799-4800

File No PC-26-107

Parcel Identification No 0979-03-9620

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026, between Christina M. Robins and Jonathan T. Anderson, Individually and as Trustees of Constance S Blum 10th Amended & Restated Trust dated February 8, 2022, whose post office address is 225 Rivers Edge Williamsburg, VA 23185 and 3665 Bee Ridge Road, Unit 300, Sarasota, FL 34233, Respectively,

Grantor, to Roger Goss and Debbie V. Goss, husband and wife, whose post office address is 3774 Lorton Avenue, North Port, FL 34286, of the County of Sarasota, Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 20, Block 396, Tenth Addition to Port Charlotte Subdivision, a subdivision, according to the Plat thereof, recorded in Plat Book 12, Page(s) 22, 22A through 22M, of the Public Records of Sarasota County, Florida.

Grantor warrant 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 a part of a homestead property. Grantor's residence and homestead address is: 225 Rivers Edge Williamsburg, VA 23185 and 3665 Bee Ridge Road, Unit 300, Sarasota, FL 34233, Respectively.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Constance S Blum 10th Amended & Restated Trust dated February 8, 2022

By: Christina M. Robins, Individually and as Trustee
Christina M. Robins, Individually and as Trustee

Adriane Rutley
WITNESS
PRINT NAME: Adriane Rutley

Latrice A. Whitaker
WITNESS
PRINT NAME: Latrice A. Whitaker

3091 Friendship St
Roanoke VA 23162
WITNESS 1 ADDRESS

8611 Pocahontas Trail
Williamsburg, VA 23185
WITNESS 2 ADDRESS

STATE OF Virginia
COUNTY OF Somerset City

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2026, by **Christina M. Robins**, Individually and as Trustees of Constance S Blum 10th Amended & Restated Trust dated February 8, 2022, ☐ who is/are personally known to me or ☒ who has/have produced PASSPORT as identification.

Latrice A. Whitaker
Signature of Notary Public
Latrice A. Whitaker
Print, Type/Stamp Name of Notary



In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Constance S Blum 10th Amended & Restated Trust dated February 8, 2022

By: [Signature]
Jonathan T. Anderson, Individually and as Trustee

[Signature]
WITNESS
PRINT NAME: LISA O'GRADY

[Signature]
WITNESS
PRINT NAME: Beth McKinnon

3665 Bee Ridge Rd. #300
Sarasota FL 34233
WITNESS 1 ADDRESS

409 Baycrest Dr
Venice FL 34285
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2026, by Jonathan T. Anderson, Individually and as Trustees of Constance S Blum 10th Amended & Restated Trust dated February 8, 2022, ☐ who is/are personally known to me or ☒ who has/have produced FL Drivers License _____ as identification.

[Signature]
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary

