

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
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File No 10140-26SW-FL

8/28/2026 3:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3538754

Doc Stamp-Deed: \$2,485.00

Parcel Identification No 0808021045

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WARRANTY DEED

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

This indenture made the 28th day of August, 2026 between Christine Koch Orr, Individually and as Trustee of Christine Koch Peterson Trust dated March 29, 2005, whose post office address is 17745 Boracay Ct, Unit 102, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Clifford V. Gerber, an unmarried man, whose post office address is 7298 Bethany Ridge Road, Guysville, OH 45735, of the County of Athens, State of Ohio, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 89-205, Phase III, of Veranda III at Wellen Park, a Phase Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Instrument Number 2024102334, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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: 17745 Boracay Ct, Unit 102, Venice, FL 34293.

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

Subject to taxes for 2025 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 Grantee 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:

WITNESS #1 SIGNATURE

Jamie Murphy

WITNESS #1 PRINTED NAME

CLOSED Southwest Florida

151 Center Road, #B

Venice, FL 34285

WITNESS #1 ADDRESS

WITNESS #2 SIGNATURE

Jane A. Slusarz

WITNESS #2 PRINTED NAME

CLOSED Southwest Florida

151 Center Road, #B

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 27 day of August, 2026, by Christine Koch Orr, Individually and as Trustee of Christine Koch Peterson Trust dated March 29, 2005, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

Signature of Notary Public

Jamie Murphy

Print, Type/Stamp Name of Notary

