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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3539078

Prepared by and return to:

J. Kevin Drake, Esq.

J. Kevin Drake, P.A.

1432 First Street

Sarasota, FL 34236

941-954-7750

File Number: 3604-017

Parcel Identification Number: 0402151012

Doc Stamp-Deed: \$875.00

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Warranty Deed

This Warranty Deed made this 31st day of August, 2026 between Irene T. Orf, a married woman, Lida T. Carlson, a married woman, Olga Tatarko, a single woman, and Nina T. Kulinczenko, a single woman, whose post office address is 1101 Bergmann Drive, Stillwater, MN 55082, grantor, and Dannie J. Rutkowski and Victoria L. Rutkowski, as Co-Trustees of the Dannie J. Rutkowski and Victoria L. Rutkowski Revocable Trust U/A/D 1/29/26, whose post office address is 1315 Sorrento Woods Boulevard, Nokomis, FL 34275, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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. 106 of Summer Green formally known as Summer Green, Section One, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1195, Pages 2097 through 2151, Affidavit of Merger as recorded in O.R. Book 2914, Page 70, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 10, Pages 12 through 12E, as amended in Condominium Book 15, Pages 41 through 41C, and amendments thereto, of the Public Records of Sarasota County, Florida.

Full power and authority is hereby conferred upon, and vested in the Grantee to improve, protect, conserve, sell, convey, lease, encumber, and otherwise manage and dispose of said real property pursuant to F.S. 689.073, as amended. Each successor in the trust shall have all of the title, estate, powers and authority hereby conferred upon and vested in the Grantee.

Grantors warrant that at the time of this conveyance, the subject property is not any of 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 any of their homestead property.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida State.

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

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tracy Shire
Witness Name: Tracy Shire
Witness Address: 5850 Neal Ave N
Oak Park Heights MN 55082

Irene T. Orf
Irene T. Orf

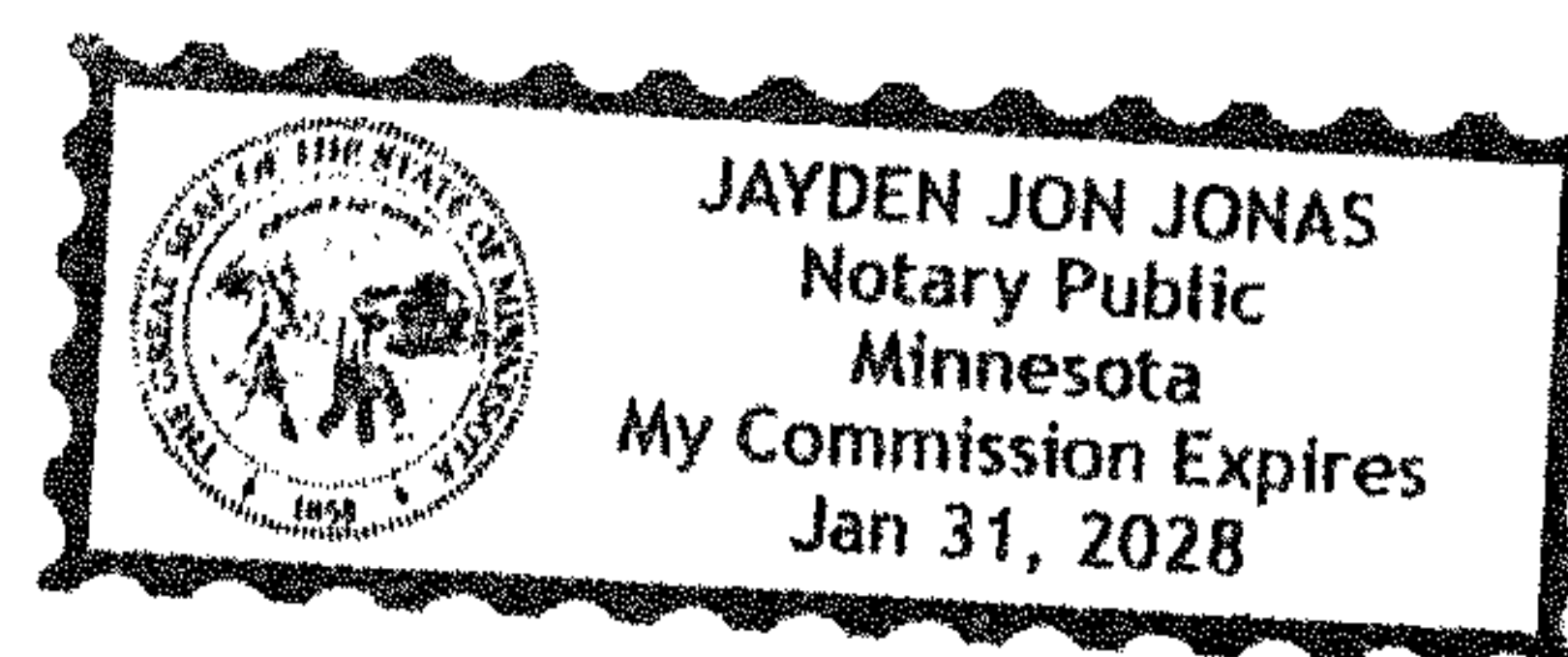
Jayden Jonas
Witness Name: Jayden Jonas
Witness Address: 5850 Neal Ave N
Oak Park Heights MN 55082

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2026, by Irene T. Orf, ☐ who is/are personally known to me or ☒ who has/have produced MN Drivers License as identification.

Jayden Jonas
Signature of Notary Public

Jayden Jonas
Print, Type/Stamp Name of Notary



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Irina Lavigne
Witness Address: 4500 Capefield
dr, Wake Forest NC 27587

[Signature]
Lida T. Carlson

[Signature]
Witness Name: Anthony Daniels
Witness Address: 1670 Capital Blvd.
Wake Forest NC 27587

STATE OF NORTH CAROLINA
COUNTY OF Wake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Lida T. Carlson, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public

Irina Lavigne
Print, Type/Stamp Name of Notary

IRINA LAVIGNE
Notary Public
Wake Co., North Carolina
My Commission Expires Feb. 23, 2031

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Steven Dale Nack
Witness Name: STEVEN DALE NACK
Witness Address: 4465 W. TRIANGLE AVE cross Olga Tatarko
MARIANA, AZ 85658 way

Clarriza Leiber
Witness Name: Clarriza Leiber
Witness Address: 12140 N DR
MOUNTAIN BLVD Bld 5 MARIANA AZ 85658

Nina T. Kulinczenko
Nina T. Kulinczenko

STATE OF ARIZONA
COUNTY OF Pima

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Olga Tatarko and Nina T. Kulinczenko, ☐ who is/are personally known to me or ☐ who has/have produced drivers license and passport as identification.

Clarriza Leiber
Signature of Notary Public
Clarriza Leiber
Print, Type/Stamp Name of Notary

