

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118922 3 PG(S)**

9/1/2026 11:30 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539587

Consideration: \$280,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202
26-50193-001

Doc Stamp-Deed: \$1,960.00

Property Appraiser's Parcel ID No.: 0033161037
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **Joseph B. Plaster, a single man and Amy E. LeMon, a single woman, individually and as Successor Trustees of the Linda J. Plaster Revocable Trust Agreement dated August 30, 2022**, whose address is **985 Amsterdam Avenue #5B, New York, NY 10025** (hereinafter "GRANTOR"), and **Lee Alan Rubin, a single man**, whose address is **5196 Marsh Field Lane #97, Sarasota, FL 34235** (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:

UNIT 97, HERONMERE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 1985, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 14, PAGE 24, AS AMENDED, 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 property being conveyed hereby is not the homestead of the Grantor, the Grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantors herein represent that they are the sole successor 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:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd
Boerne, TX 78015

(2) Lauren M Buecker
Printed Name Lauren M Buecker
P.O. Address 2738 W Tharpe St APT 1206
Tallahassee FL 32303

GRANTOR:

**JOSEPH B. PLASTER, INDIVIDUALLY AND
AS SUCCESSOR TRUSTEE OF THE LINDA J.
PLASTER REVOCABLE TRUST
AGREEMENT DATED AUGUST 30, 2022**

Joseph B. Plaster
**Joseph B. Plaster, individually and
as Successor Trustee aforesaid**

STATE OF Texas

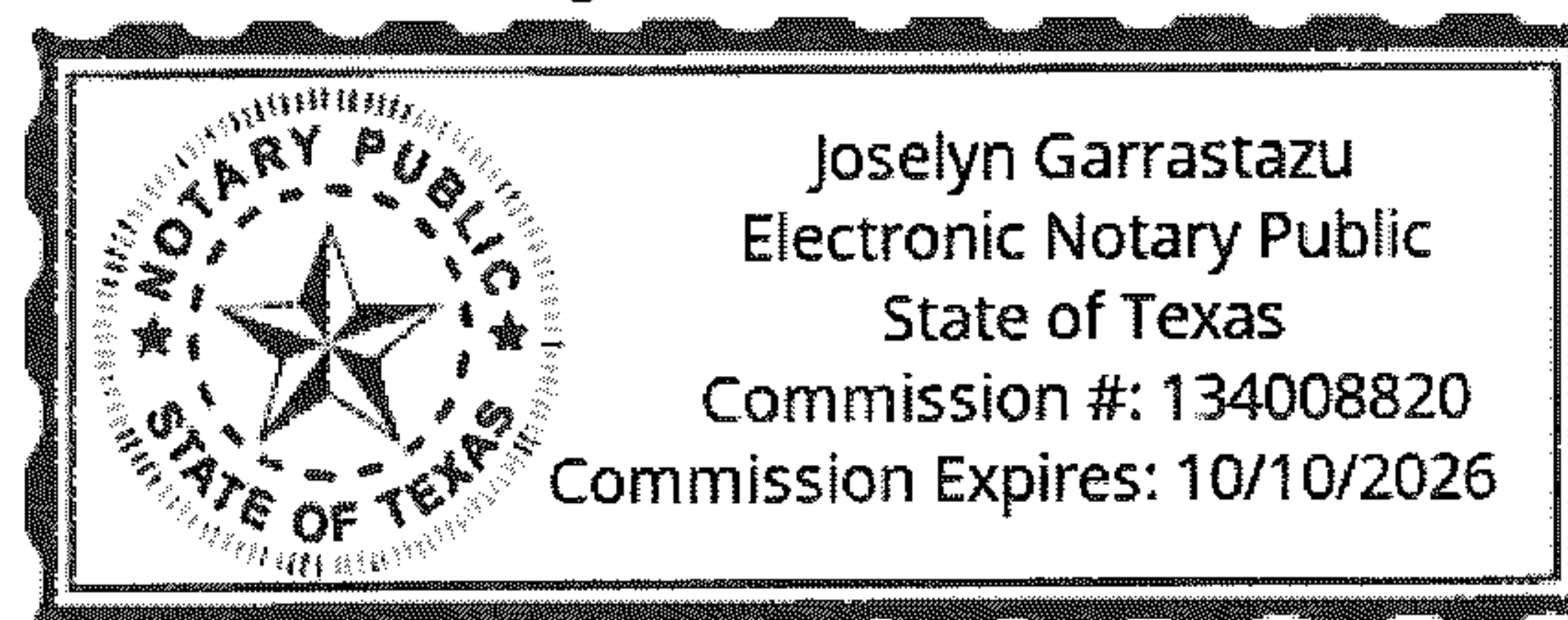
COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19 day of August, 2026, by Joseph B. Plaster, individually and as Successor Trustee of the Linda J. Plaster Revocable Trust Agreement dated August 30, 2022, ☐ who is/are personally known to me or ☒ who has/have produced passport as identification.

Joselyn Garrastazu
Signature of Notary Public

Joselyn Garrastazu
Print, Type/Stamp Name of Notary

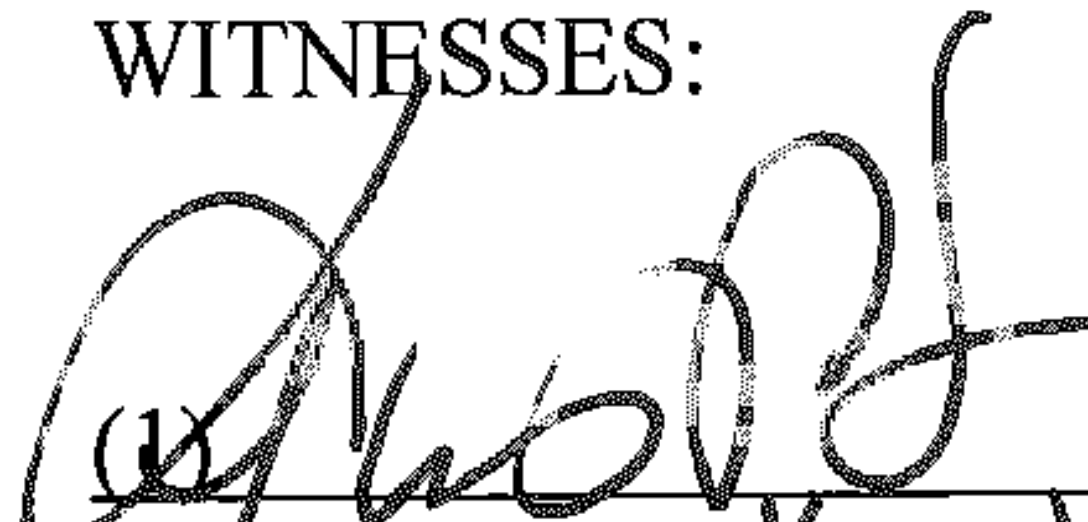
Notarized online using audio-video communication technology



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:

(1) 
Printed Name Instana D. Shotti
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

(2) 
Printed Name Samantha M. Bo
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

GRANTOR:

AMY E. LEMON, INDIVIDUALLY AND AS
SUCCESSOR TRUSTEE OF THE LINDA J.
PLASTER REVOCABLE TRUST
AGREEMENT DATED AUGUST 30, 2022


Amy E. LeMon, individually and
as Successor Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of August, 2026, by Amy E. LeMon, individually and as Successor Trustee of the Linda J. Plaster Revocable Trust Agreement dated August 30, 2022, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

