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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539804

WARRANTY DEED

**FRANK N. STERTZ AND ROSANNE STERTZ TO FRANK N. STERTZ, JR. AND
ROSANNE K. STERTZ, TRUSTEES OF THE FRANK N. STERTZ LIVING TRUST DATED
OCTOBER 24, 2001**

PREPARED BY AND RETURN TO:
REYNA E. GRUNDY, ESQ.
WOOD + LAMPING LLP
600 VINE STREET, SUITE 2500
CINCINNATI, OH 45202

WARRANTY DEED

THIS WARRANTY DEED, is made this 31 day of AUGUST 2026, by and between FRANK N. STERTZ and ROSANNE STERTZ, husband and wife, whose post office address is 5740 Pinehill Drive, Cincinnati, Ohio 45238 (hereinafter, the "Grantor"), and FRANK N. STERTZ, JR. and ROSANNE K. STERTZ, TRUSTEES OF THE FRANK N. STERTZ LIVING TRUST dated OCTOBER 24, 2001, as amended, whose post office address is 5740 Pinehill Drive, Cincinnati, Ohio 45238 (hereinafter, the "Grantee")

WITNESSETH

That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are acknowledged, grants with fiduciary covenants to the Grantee, his successors and assigns forever, the following described real property situated in Sarasota County, Florida (the "Property"):

Unit 2107 of Stoneybrook Clubside Condominium II, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 201, Page(s) 282, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID: 0135022007

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

The Property is conveyed subject to taxes for 2026 and subsequent years, not yet due and payable; zoning and other governmental regulations; and covenants, restrictions, easements, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor herein by Warranty Deed recorded on December 23, 2014, in the Official Records of Sarasota County, Florida, as Instrument No. 2014153119.

To have and to hold the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the 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 Grantor's homestead property.

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 conveys aid land; that the Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons claiming by, through, or under Grantor.

This instrument was without examination of title and without issuance of a policy of title insurance.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Frank N. Stertz
FRANK N. STERTZ

Rosanne Stertz
ROSANNE STERTZ

Signed, sealed, and delivered in our presence:

Witness 1: Dan Perry

Print Name: Daniel Perry

Address: 2803 Sappington Way

Hebron, KY 41048

Witness 2: Holly J. Mechley

Print Name: Holly J. Mechley

Address: 5750 Pinehill Ln.

Cinti. OH 45238

STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of August, 2026 by Frank N. Stertz and Rosanne Stertz, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

DANIEL ALLEN PERRY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

Dan Perry

Notary Public, State of Ohio

Daniel Perry

Name Printed