

9/1/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540029

Consideration: \$1,135,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
324 South Hyde Park Avenue, Suite 325
Tampa, FL 33606

Property Appraiser's Parcel ID No.: 0004-12-1038

Doc Stamp-Deed: \$7,945.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 31st day of August, 2026, by and between **LAURENCE S. BERNSON AND PATRICIA M. BERNSON, INDIVIDUALLY, HUSBAND AND WIFE, AND AS TRUSTEES OF THE BERNSON FAMILY TRUST DATED 07/06/2017 AND RESTATED 04/11/2022**, whose address is **13 Middlesex Avenue, Harvey Cedars, NJ 08008** (hereinafter "GRANTOR"), and **JEFFREY A. LENCHNER, AS TRUSTEE OF THE JEFFREY A. LENCHNER REVOCABLE TRUST DATED OCTOBER 9, 2025, AS AMENDED AND RESTATED**, whose address is **316 Sewickley Ridge Drive, Sewickley, PA 15143**, and **JILL JORY LENCHNER, AS TRUSTEE OF THE JILL JORY LENCHNER REVOCABLE TRUST DATED OCTOBER 9, 2025, AS AMENDED AND RESTATED, AS TENANTS IN COMMON**, whose address is **316 Sewickley Ridge Drive, Sewickley, PA 15143** (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 38 OF WINDING OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR. BOOK 2067, PAGE 1018 AND ALL EXHIBITS AND AMENDMENTS THEREOF, INCLUDING BUT NOT LIMITED TO THE AMENDMENT SUBMITTING PHASE IV RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 2148, AND RECORDED IN CONDOMINIUM BOOK 27, PAGE 27, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The named Grantor(s) herein represent that they are the sole 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(s).

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 Breanna DeMilio

P.O. Address 3700 S. Tamiami Trail
Sarasota FL 34239

(2)

Printed Name Natasha Selvaraj

P.O. Address 3700 S. Tamiami Trail
Sarasota FL 34239

GRANTOR:

LAURENCE S. BERNSON AND PATRICIA M. BERNSON, INDIVIDUALLY AND AS TRUSTEES OF THE BERNSON FAMILY TRUST DATED 07/06/2017 AND RESTATED 04/11/2022

Laurence S. Bernson, Individually and as Trustee aforesaid

Patricia M. Bernson, Individually and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of August, 2026, by Laurence S. Bernson and Patricia M. Bernson, Individually and as Trustees of the Bernson Family Trust dated 07/06/2017 and restated 04/11/2022, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

Natasha Selvaraj
Signature of Notary Public

Print, Type/Stamp Name of Notary

