

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122026 2 PG(S)

9/8/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542151

Doc Stamp-Deed: \$5,950.00

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 406Trenwick

Parcel Identification No 0444010020

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **8th day of September, 2026** between **Nina Kram Schlachter, a single woman, individually and as Trustee of Nina Kram Schlachter Revocable Living Trust u/a/d 2/23/2021**, whose post office address is 1250 Parkwood Circle Southeast, #3103, Atlanta, GA 30339, of the County of Cobb, Georgia, Grantor, to **Catherine A. Enochs, a widow**, whose post office address is 6353 Grand Hickory Drive, Braselton, GA 30517, of the County of Gwinnett, Georgia, 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:

LOT 71, THE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 26, 26A THROUGH 26H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 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:

Nina Kram Schlachter Revocable Living Trust u/a/d 2/23/2021

By: Nina Kram Schlachter
Nina Kram Schlachter, individually and as Trustee

[Signature]
WITNESS
PRINT NAME: Melissa Caldwell
Courtney L. Green
WITNESS
PRINT NAME: Courtney Green

3320 Hardee Dr
Venice FL 34292
WITNESS 1 ADDRESS
1324 Oak Point Ct.
Venice, FL 34292
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 1st day of September, 2026, by Nina Kram Schlachter, individually and as Trustee of Nina Kram Schlachter Revocable Living Trust u/a/d 2/23/2021, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Courtney L. Green
Signature of Notary Public
Courtney L. Green
Print, Type/Stamp Name of Notary

