

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122094 2 PG(S)**

9/8/2026 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542196

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29584

Doc Stamp-Deed: \$2,583.00

Consideration: \$369,000.00

General Warranty Deed

Made this September 8, 2026 By **Enid Rubenstein, individually as an unmarried woman and as Trustee of the Enid Rubenstein Revocable Trust dated August 12, 2002**, whose post office address is: 19 St Johns Park, Flat 1, London, SE3 7TD, hereinafter called the Grantor, to **Elizabeth A. Gavin and Sheldon Breitbart, wife and husband**, whose post office address is: 540 E. 20th Street, Apt. 2H, New York, New York 10009, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 260, Building 14, PELICAN COVE CONDOMINIUM F/K/A PELICAN COVE CONDOMINIUM XVI, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1326, Page 211, by virtue of Merger in Official Records Book 1673, Page 918, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 8, as thereafter amended, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

Parcel ID Number: **0126011120**

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

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.

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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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Miriam Ascencio
Witness # 1 Printed Name: Miriam Ascencio
Post Office Address: 2091 Avenida Estrada
Hemet CA 92545

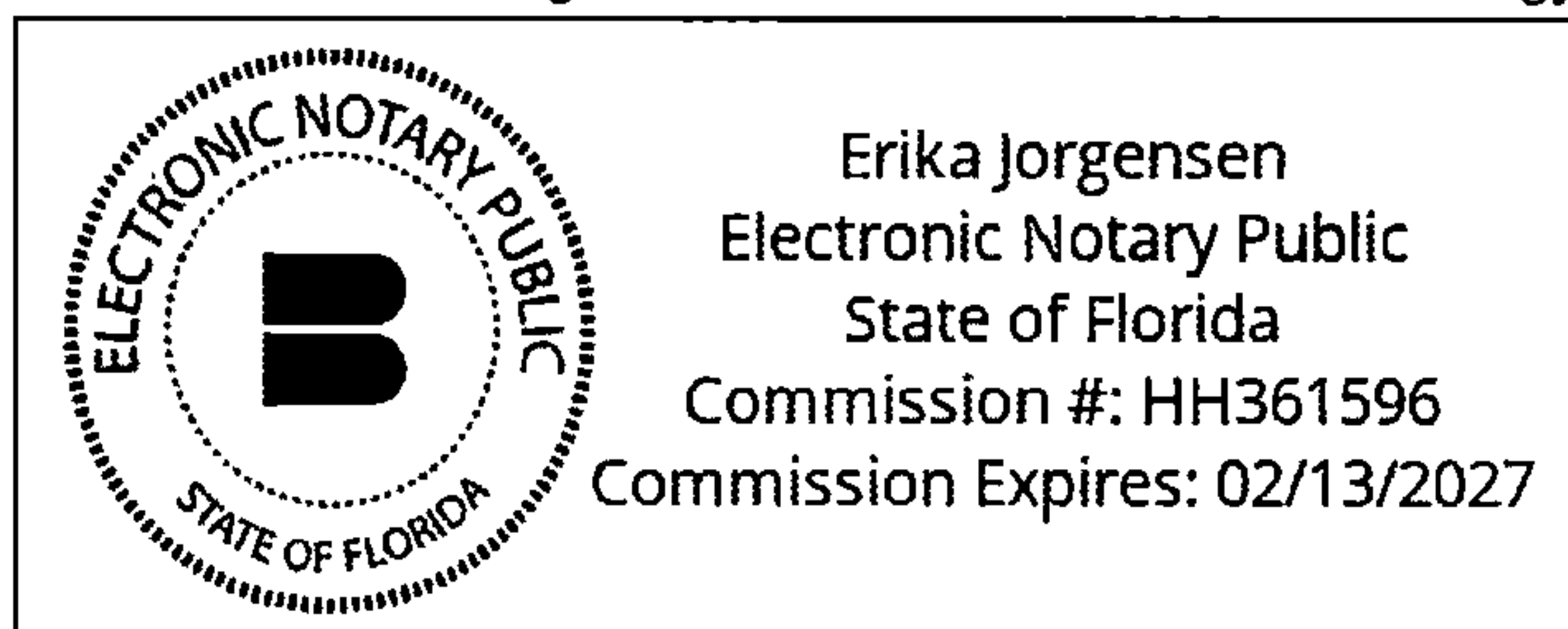
Enid Rubenstein (Seal)
Enid Rubenstein, Trustee of the Enid Rubenstein Revocable
Trust dated August 12, 2002

Witness Signature: Erika Jorgensen
Witness # 2 Printed Name Erika Jorgensen
Post Office Address: 7300 NW 1st Ct
Pembroke Pines FL 33024

State of Florida
County of Broward

I am a Notary Public of the State of Florida, and my commission expires on 02/13/2027. The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization this September 03, 2026, by Enid Rubenstein, individually and as Trustee of the Enid Rubenstein Revocable Trust dated August 12, 2002, who is personally known to me or who produced FL Driver's License as identification.

Notarized online using audio-video communication technology



Erika Jorgensen
Notary Public
My Commission Expires: 02/13/2027