

9/22/2026 11:28 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547429



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$665.00

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-06415

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This Warranty Deed

Made this 18th day of September, 2026 by Eva M. Scherer, A Single Person, hereinafter called the Grantor, to Aaron Joseph Dorfman, A Single Man, whose post office address is: 3870 Spyglass Hill Rd, Sarasota, FL 34238, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 121, GULF GATE GARDENS, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 1669, Pages 588 through 642, inclusive, and as amended thereto recorded in Official Record Book 1691, Page 1529, and as per plat thereof recorded in Condominium Book 22, Page(s) 17, 17A through 17F, inclusive, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel Identification Number: 0111092021

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

Witness: (Signature)

Printed Name

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

State of

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of September, 2024, by Eva M. Scherer,, who: ☐ is personally known to me or ☒ produced DLUC as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

Eva M. Scherer

Eva M. Scherer

3916 Torrey Pines Blvd

Sarasota, FL 34238

