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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547538

Doc Stamp-Deed: \$2,205.00

Consideration: \$ 315,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-141

Parcel Identification No 0066112027

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## WARRANTY DEED

This indenture made the 18th day of September, 2026 by and between **BRANDON L. ZELL, A/K/A BRANDON LESLIE ZELL AND KRISTINA M. ZELL, HUSBAND AND WIFE, INDIVIDUALLY AND AS CO-TRUSTEES OF THE ZELL FAMILY TRUST U/A/D DECEMBER 30, 2016**, whose post office address is 2060 Pebble Drive, Alamo, CA 94507, (hereinafter "Grantor"), and **WENDY PACE, A MARRIED WOMAN, AND DONITA PACE, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 1020 Little Woods Road, Oakwood, OH 45419, (hereinafter "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 County, Florida, to-wit:

**UNIT 27, MODEL C, CENTER GATE VILLAGE, SECTION FOUR, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1338, PAGE 1948, TOGETHER WITH AMENDMENTS THERETO, AND AS PER THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 7, AS AMENDED, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantors named herein affirm that they are the sole trustees of the trust, that the trust remains unamended and unmodified, is currently valid and in effect, and that they possess full authority to transfer the property to the Grantee.

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:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: J. STANFELD

WITNESS 1 ADDRESS: 3000F Danville Blvd.  
Alamo, CA 94507

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: J. Labra

WITNESS 2 ADDRESS: 3000F Danville Blvd.  
Alamo, CA 94507

Brandon L. Zell, a/k/a Brandon Leslie Zell and Kristina M. Zell, Individually and as Co-Trustees of The Zell Family Trust u/a/d December 30, 2016

By: [Signature]

Brandon L. Zell, a/k/a Brandon Leslie Zell, Individually and as Co-Trustee aforesaid

By: [Signature]

Kristina M. Zell, Individually and as Co-Trustee aforesaid

STATE OF CALIFORNIA

COUNTY OF Contra Costa

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 15 day of September, 2026, by Brandon L. Zell, a/k/a Brandon Leslie Zell and Kristina M. Zell, Individually and as Co-Trustees of The Zell Family Trust u/a/d December 30, 2016, (X) who is/are personally known to me or ( ) who has/have produced California driver license as identification.

[Signature]  
Signature of Notary Public

Stephanie Magallon  
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

