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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3547913

Doc Stamp-Deed: \$0.70

*This instrument prepared
without opinion by, and return to:*
Marc D. Smith, Esq.
Law Offices of Marc D. Smith, LLC
7650 Rivers Edge Drive, Suite 101
Columbus, Ohio 43235
(614) 888-4911
Florida Bar No. 0042333

(Area above this line for recording information)

WARRANTY DEED

(Statutory Form – Section 689.02 F.S.)

This indenture, made this 21st day of September, A.D. 2026, between **RUSSELL EUGENE SCHUSTER** and **SAUNDRA KOHL SCHUSTER**, husband and wife, of 1770 Benjamin Franklin Drive #104, Sarasota, Florida 34236, **party of the first part**, and **RUSSELL E. SCHUSTER, II, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE RUSSELL E. SCHUSTER, II TRUST DATED THE 21ST DAY OF SEPTEMBER, 2026**, of 1770 Benjamin Franklin Drive #104, Sarasota, Florida 34236, and **SAUNDRA K. SCHUSTER, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE SAUNDRA K. SCHUSTER TRUST DATED THE 21ST DAY OF SEPTEMBER, 2026**, of 1770 Benjamin Franklin Drive #104, Sarasota, Florida 34236, **party of the second part**, witnesseth:

That the said **party of the first part**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations to said **party of the first part** in hand paid by said **party of the second part**, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said **party of the second part**, their heirs, devisees, successors, and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

See Exhibit A attached.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument No. 2018050377 of the Official Records of Sarasota County, Florida.

And the said **party of the first part** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Property Address: 1770 Benjamin Franklin Drive #104, Sarasota, Florida 34236

Property Appraiser's Parcel Identification Number: 2017102004

Party of the second part Tax I.D. No.: _____

[Signatures appear on the following page.]

IN WITNESS WHEREOF, party of the first part has signed this Warranty Deed on the 21 day of September, 2026.

Russell Eugene Schuster
RUSSELL EUGENE SCHUSTER,
PARTY OF THE FIRST PART

Saundra K. Schuster
SAUNDRA KOHL SCHUSTER, PARTY
OF THE FIRST PART

On the 21st day of September, 2026, this instrument was signed by RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER in our presence and was acknowledged and declared by RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER to be RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER's Warranty Deed. Immediately thereafter, at RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER's request, in RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER's presence, and in the presence of each other, we signed this instrument as subscribing witnesses.

Marc D. Smith
Marc D. Smith
6426 Red Stone Loop
Dublin, Ohio 43016

David M. Rees
David M. Rees
2910 Sandycombe Drive
New Albany, Ohio 43054

STATE OF OHIO)
)SS.
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 21st day of September, 2026, before me, the subscriber, a Notary Public in and for said state, personally came RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER, party of the first part, in the foregoing Deed, and acknowledged the signing thereof to be RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER's voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. No oath or affirmation was administered to RUSSELL EUGENE SCHUSTER and SAUNDRA KOHL SCHUSTER with regard to the notarial act.



BENJAMIN J KELLER
Notary Public, State of Ohio
My Commission Expires
September 11, 2027

Benjamin J. Keller
Notary Public

Exhibit A

Unit 104, LIDO HARBOUR TOWERS, a Condominium according to the Declaration of Condominium recorded in O.R. Book 849, Page 192, and amendments thereto, and as per plat thereof recorded in Condominium Plat Book 4, Pages 10 and 10A, of the Public Records of Sarasota County, Florida, together with an undivided 1/42 interest in and to that certain parcel of land designated as Lot A, as exemplified, referred to and set forth in said Declaration.

Property Address: 1770 Benjamin Franklin Drive #104, Sarasota, Florida 34236

Property Appraiser's Parcel Identification Number: 2017102004

Prior Instrument Reference: Instrument No. 2018050377 of the Official Records of Sarasota County, Florida