

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129569 2 PG(S)**

9/24/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548760

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29372

Doc Stamp-Deed: \$10,640.00

Consideration: \$1,520,000.00

Statutory Warranty Deed

Made this September 24, 2026 By **Phyllis A. Lovrien, a single person**, whose post office address is: 1301 N. Tamiami Trail, Unit #403, Sarasota, Florida 34236, hereinafter called the Grantor, to **Ronald J. Rueter and Karen M. Rueter, Trustees of the Rueter Revocable Trust U/A dated November 19, 2019**, whose post office address is: 505 S. Orange Avenue, Unit #901, Sarasota, Florida 34236, 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 901, KANAYA, a Mixed Use Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2007020939, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 40, Page 24, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **2027104020**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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.

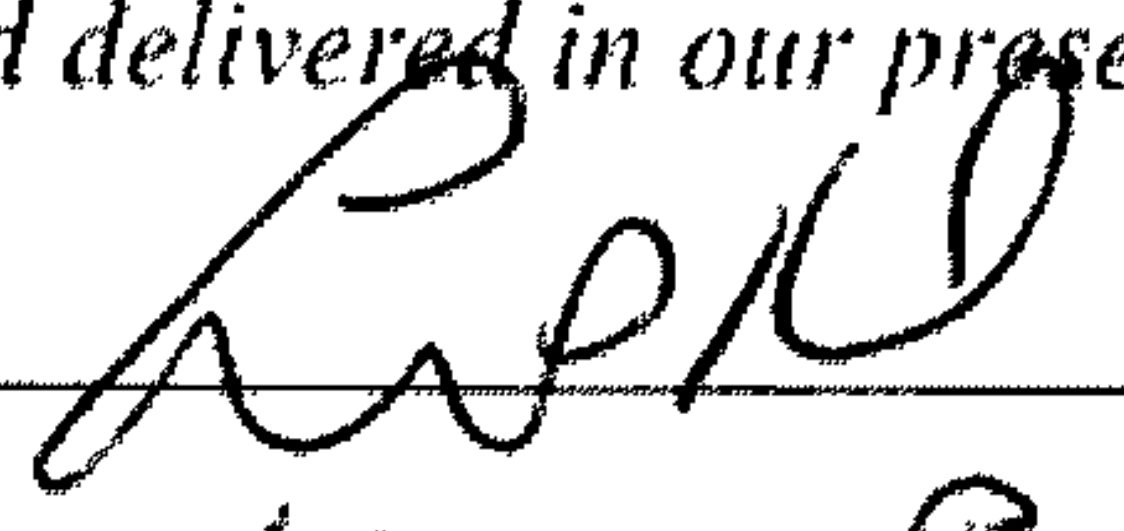
To Have and to Hold, the same in fee simple forever.

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And the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

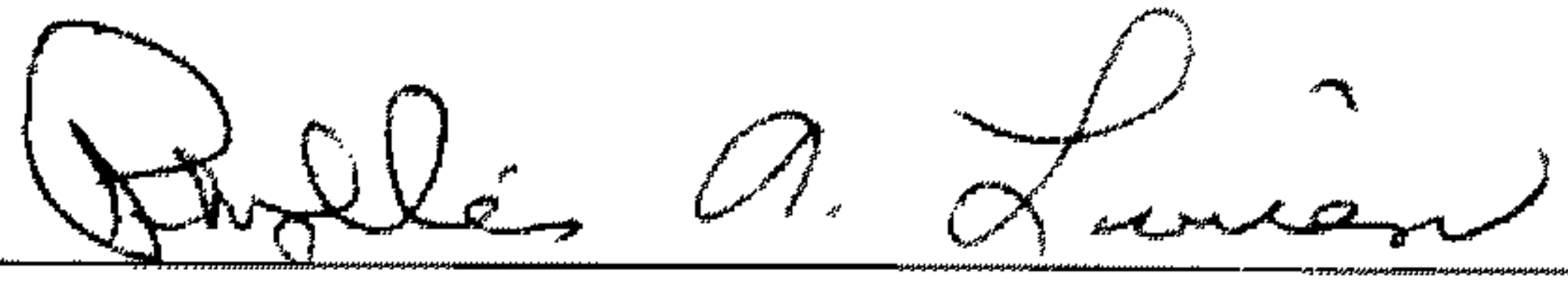
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

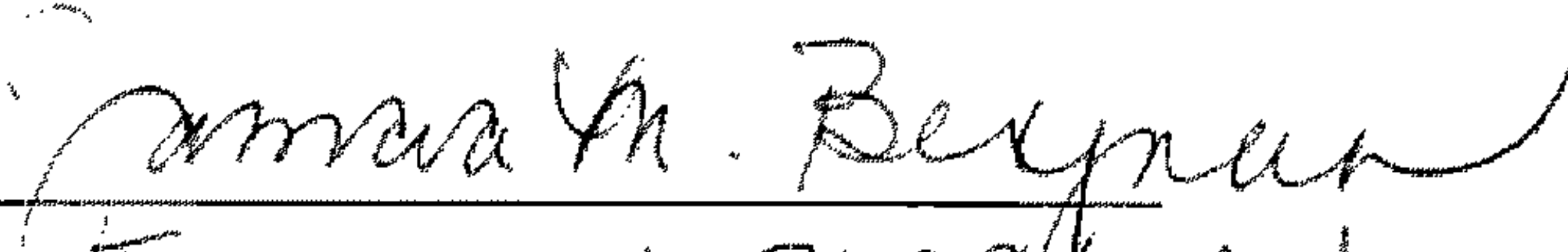
Signed, sealed and delivered in our presence:

Witness Signature: 

Witness # 1 Printed Name: Lauren Kohl

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

 (Seal)
Phyllis A. Lovrien

Witness Signature: 

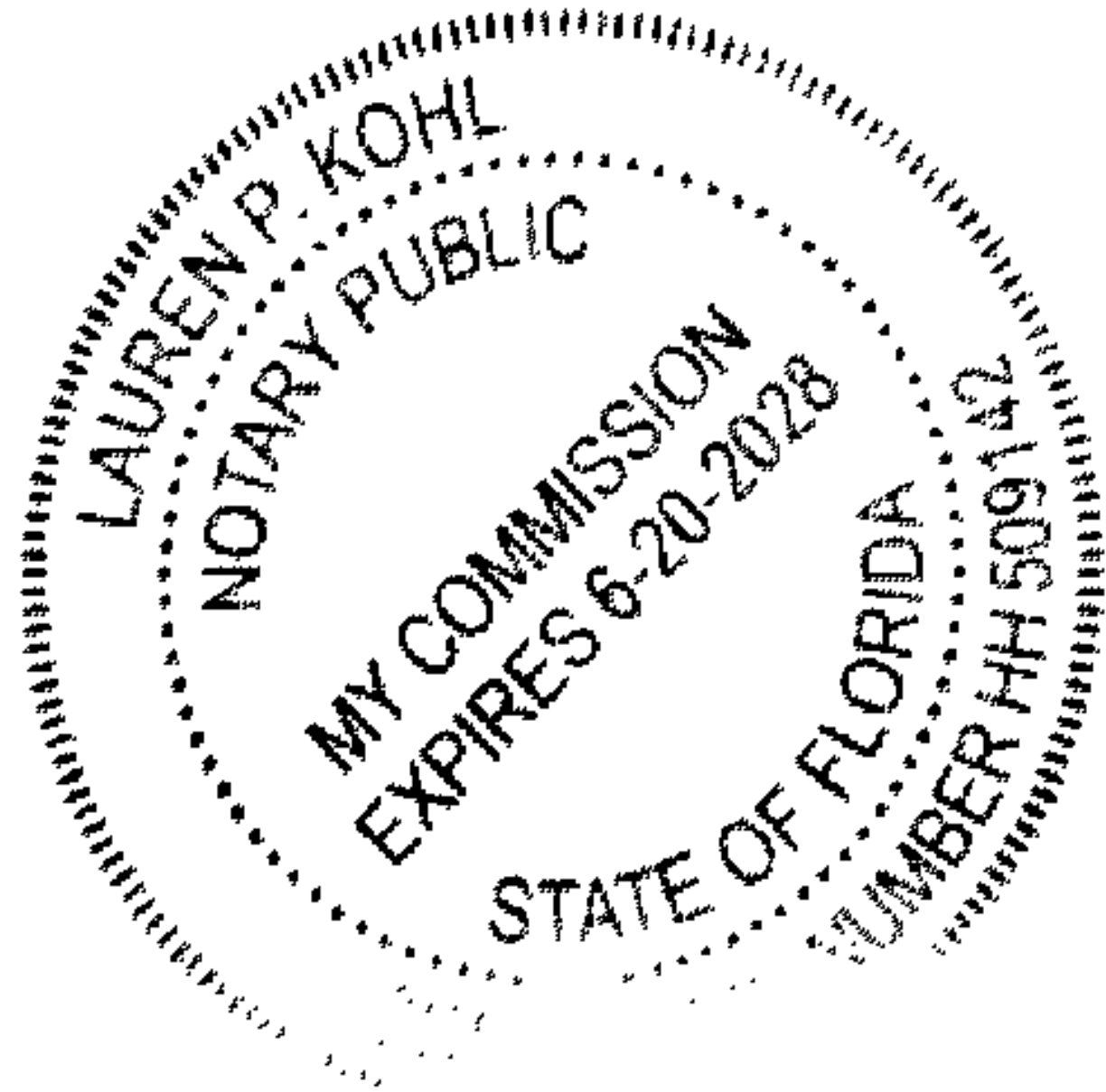
Witness # 2 Printed Name: TAMARA M. BERRYMAN

Post Office Address: 205 S. Orange Ave # 205
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this September 21st, 2026, by Phyllis A. Lovrien, who is/are personally known to me or who produced DL as identification.

(SEAL)




Notary Public
My Commission Expires: _____

