

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 25-401

3/30/2026 9:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472978

Doc Stamp-Deed: \$5,593.00

General Warranty Deed

This Indenture, made this March 27, 2026 A.D. By **Marie L. Baumann, Individually and as Trustee of the Robbins-Baumann Trust dated September 22, 2016**, whose post office address is: 3944 Lakeside Rd., Sarasota, FL 34232, hereinafter called the grantor, to **Nicklas D. Hanes, a single person**, whose post office address is: 6636 5K Avenue, Greenville OH 45331, 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, viz:

Lot 172, Esplanade by Siesta key - Phase 3, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 12, of the Public Records of Sarasota County, Florida.

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) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0103050049**

Subject to reservations, restrictions, and easements of record.

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 except taxes accruing subsequent to December 31, 2025.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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:

L Schweit
Witness Signature
Print Witness Name: LISA Schweit
Print Witness Address: 2000 Webber St
City and zip code: Sarasota, FL 34239

Marie L Baumann, TEE
Marie L. Baumann, Individually and as Trustee of
the Robbins-Baumann Trust dated September 22,
2016

Marcia McLaughlin
Witness Signature
Print Witness Name: MARCIA McLaughlin
Print Witness Address: 2379 Vaccaro Dr
City and zip code: Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2026, by Marie L. Baumann, Individually and as Trustee of the Robbins-Baumann Trust dated September 22, 2016, who is personally known to me or who has produced FL DL as identification.

[SEAL]

L Schweit
Notary Public
Print Name: LISA Schweit

My Commission Expires: Aug 2028

