

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040887 4 PG(S)**

3/30/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473289

Prepared by and Return to:
Sharon Fletcher
MSC Title, Inc.
5100 Ocean Boulevard, Siesta Key, FL 34242
File No. 2026-114-SXF
Sales Price: Price: \$570,000.00

Doc Stamp-Deed: \$3,990.00

General Warranty Deed

Made this 27th day of March, 2026 By **Joseph A. Dunn, a married man and Michael E. Dunn, a married man**, whose address is: 96 Ardmore Road, Springfield, OH 45504, hereinafter called the grantor, to **Warm Places, LLC, a Michigan Limited Liability Company**, whose post office address is: 46100 Grand River Avenue, Novi, MI 48374, 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:

Unit 702, THE ANCHORAGE, A YACHT AND TENNIS CLUB CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium, including all exhibits and amendments thereto, recorded in Official Records Book 1109, Pages 497 thru 573, and as amended, and Condominium Plat recorded in Condominium Book 9, Pages 12 thru 12E, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0108015057**

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**.

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Handwritten Signature]
Witness Signature above:

[Handwritten Signature]
Joseph A. Dunn
96 Ardmore Road, Springfield, OH 45504

Witness print name below:
Zachary S. Bayless

Witness Address:
333 N. Limestone Street
Springfield, OH 45503

[Handwritten Signature]
Witness Signature above:

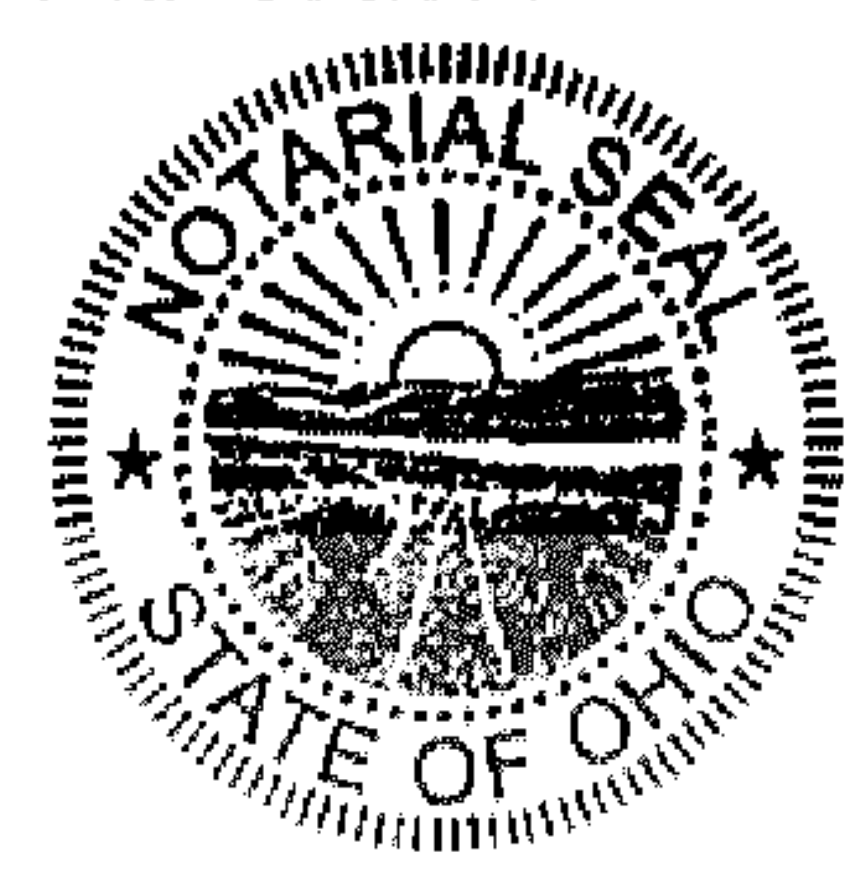
Witness print name below:
Audrey E. Lyden

Witness Address:
333 N Limestone Street
Springfield, OH 45503

STATE OF Ohio
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2026, by Joseph A. Dunn, who is/are personally known to me or who has/have produced _____ as identification.

[Handwritten Signature]
Signature of Notary Public
Audrey E. Lyden
Print, Type/Stamp Name of Notary



AUDREY E. LYDEN
Notary Public, State of Ohio
My Comm Expires 07-08-2027

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1 Jeremy
Witness Signature above:

Michael E. Dunn
Michael E. Dunn
674 Mount Curve Boulevard, Saint Paul, MN 55116

Witness print name below:
Jeremy David Marks

Witness Address:
2145 Ford Parkway Suite 102, Saint Paul, MN 55116

2 Abdulhamid
Witness Signature above:

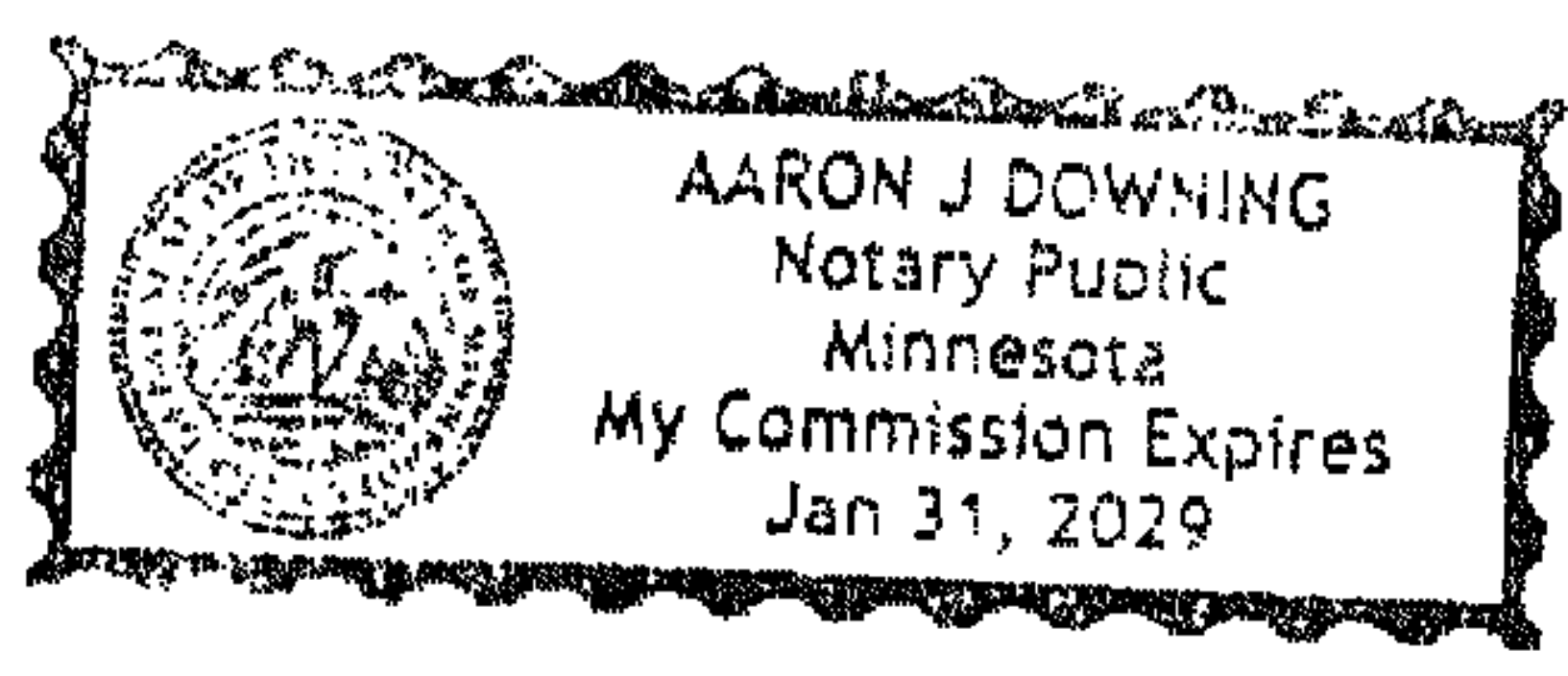
Witness print name below:
Abdulhamid

Witness Address:
2145 Ford Parkway Suite 102, St Paul, MN 55116

STATE OF Minnesota
COUNTY OF Rosky

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2026, by Michael E. Dunn, who is/are personally known to me or who has/have produced MN Driver's License as identification.

Aaron J. Downing
Signature of Notary Public
Aaron J Downing
Print, Type/Stamp Name of Notary





A YACHT AND TENNIS CLUB CONDOMINIUM
6415 MIDNIGHT PASS ROAD • SARASOTA, FLORIDA 34242
941-349-4030 • FAX 941-349-4031

BUYER APPROVAL FORM

The Anchorage Condominium Association, Inc. hereby approves the **SALE of Unit #702** at 6415 Midnight Pass Road, Sarasota, FL 34242, pursuant to Article 14 of The Anchorage Condominium Association, Inc.

Documents to:

Warm Places LLC / Blair Bowman, Mgr.

This approval is effective through the 31st day of April 2026, and is subject to the payment in full of all common fees and any other obligation due to The Anchorage Condominium Association, Inc.

Jennifer Buckmaster

Jennifer Buckmaster, LCAM

March 6, 2026