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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473978

Prepared by and when  
recorded, return to:  
Cynthia A. Riddell, Esq.  
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group  
3400 S. Tamiami Trail  
Sarasota, Florida 34239  
(941) 366-1300  
File Number: 26-038.S

Doc Stamp-Deed: \$2,520.00

## WARRANTY DEED

This Indenture, made on this 30<sup>th</sup> day of March 2026 by **Richard Steven Grove and Colleen Mary Grove, husband and wife** whose address is 109 Wading Bird Cir #204, Naples, Florida 34110, hereinafter called the grantors, to **Equity Trust Company custodian FBO Richard A. Krus IRA** whose address is 426 Edgewater Dr, Algonac, Michigan 48001, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Three Hundred Sixty Thousand dollars & no cents, (\$360,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**Unit 305, "THE MARLIN HOUSE", SIESTA HARBOR CONDOMINIUM APARTMENTS, SECTION TWO, a Condominium according to the Declaration of Condominium recorded in O.R. Book 787, Page 262, as amended, and as per plat thereof recorded in Condominium Book 3, Pages 19, 19A through 19D, of the Public Records of Sarasota County, Florida.**

Parcel ID Number: **0106154021**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** restrictions, reservations, easements of record and taxes for the current and subsequent years.

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

**And** the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

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

Witnesses:

Witness #1 Signature *Mack* *Richard S Grove*  
Richard Steven Grove

Witness #1 Printed Name Mackindy Dieu

Witness #1 Address 12810 Trade Way Four

Suite 107 # 664 Bonita Springs Florida 34135

Witness #2 Signature *Colleen M Grove* *Colleen M Grove*  
Colleen Mary Grove

Witness #2 Printed Name Daivda silveira-Dieu

Witness #2 Address 15357 Laughing gull Lane

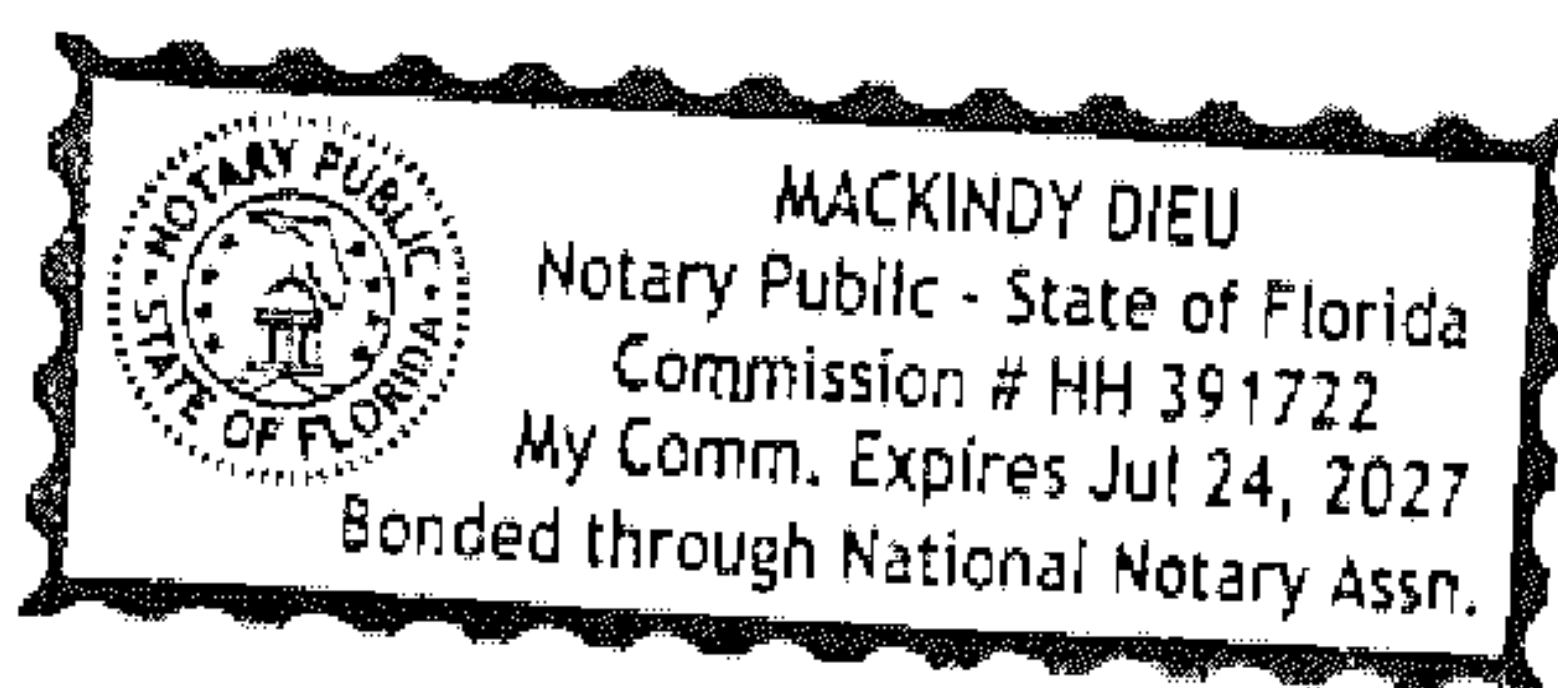
Bonita springs Florida, 34135

STATE OF Florida

COUNTY OF collier

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization on March 30th, 2026, by Richard Steven Grove and Colleen Mary Grove, husband and wife, who are personally known to me or who have produced Driver License as identification.

SEAL:



*Mack*  
Notary Public - Signature  
Print Name: Mackindy Dieu  
My Commission Expires: 07/24/2027