

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043368 2 PG(S)**

4/2/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475303

Doc Stamp-Deed: \$2,954.00

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6346

Purchase Price: \$422,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,954.00
Parcel Identification No.: 2006161079

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this April 2nd, 2026, between **Tranquility Bay Retreat LLC, a Florida Limited Liability Company**, whose post office address is **5321 Tidewater Preserve Boulevard, Bradenton, FL 34208**, hereinafter referred to as the “GRANTOR”, to **Rebecca K. DeHaan and David G. Dehaan, wife and husband**, whose post office address is **Po Box 307, Hastings, MI 49058**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Unit A425, The Strand of Sarasota, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2022015015, as thereafter amended, and as per Plat thereof recorded in Condominium Book 48, Page 14, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

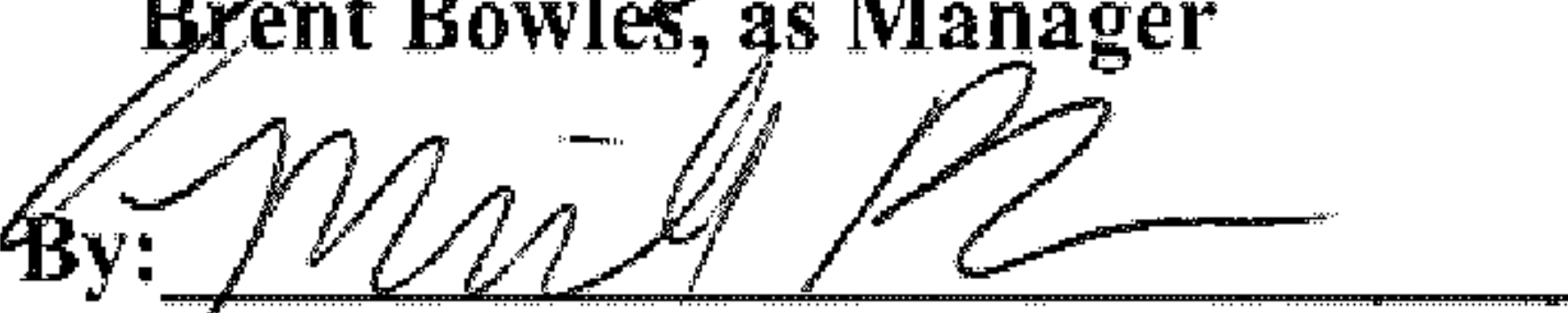
In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

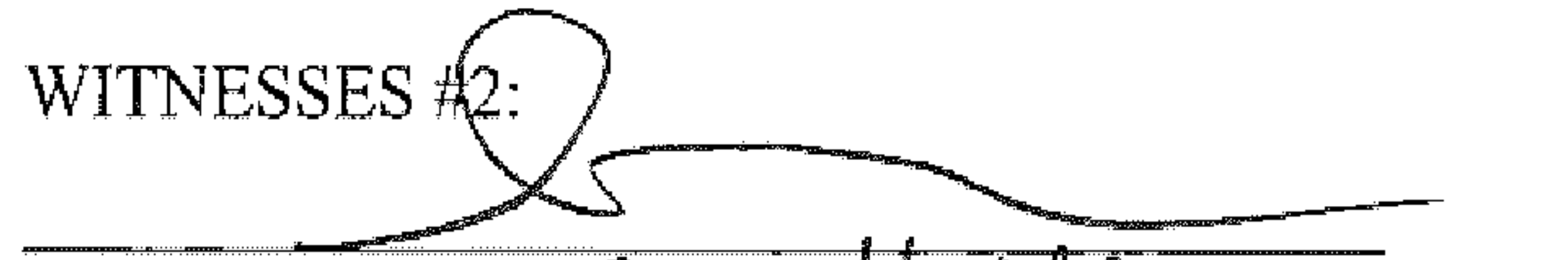
WITNESSES #1:


Printed Name: Hayley Baldinelli
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Tranquility Bay Retreat LLC, a Florida Limited Liability Company

By: 
Brent Bowles, as Manager
By: 
Michele Bowles, as Manager

WITNESSES #2:


Printed Name: Sam Huddleston
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2026, by Brent Bowles and Michele Bowles, as Managers of Tranquility Bay Retreat LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

