

Consideration: \$219,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$1,533.00 ✓

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050484 2 PG(S)
April 16, 2026 04:01:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,533.00



Prepared by and Return To:


DUNLAP | MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25304-1

WARRANTY DEED

This Warranty Deed is made by Bruce Mihalick, hereinafter referred to as "Grantor," to Peter R. Larsen and Sheri L. Larsen as Trustees of the Larsen Family Trust Of March 25, 2025, whose address is: 2124 North Tamiami Trail # 103, Newburyport, MA 01950, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 103, Whitaker Bayou, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 1999093182, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 2006091003.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16 day of April, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

[Handwritten Signature]

Witness 1 Signature

Witness 1 Printed Name:

Scott Dunlap

Witness 1 Address:

22 S. Links Ave
Sarasota FL 34236

As to all Grantors

GRANTOR:

[Handwritten Signature]

Bruce Mihalick

5837 Carriage Drive
Sarasota, FL 34243

[Handwritten Signature]

Witness 2 Signature

Witness 2 Printed Name:

COLIN FAIRWEATHER

Witness 2 Address:

1478 BROOKHAVEN DRIVE
SARASOTA, FL. 34239

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on April 16, 2026, by **Bruce Mihalick**.

Personally known or Produced Identification

Type of Identification Produced DT LIC

Notary Public

Print Name:

My Commission Expires:

