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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482064

Prepared by and return to:

Tammy Clark

Equity National Title, LLC

31564 US Highway 19 North

Palm Harbor, FL 34684

(727) 526-3529

File Number: 26-5995

Doc Stamp-Deed: \$1,120.00

\$160,000.00

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Warranty Deed

This Warranty Deed made this 16th day of April, 2026, between Tracy Baum whose post office address is 510 East Erie Street, Chicago, IL 60611, Grantor, and DMI America, Inc whose post office address is 2055 Wood Street, #210, Sarasota, FL 34237, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit 718 of Sorrento Inlet, Phase 6, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1388, Page 558, and as per plat thereof as recorded in Condominium Book 15, Page 6, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0161161018

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor have good right and lawful authority to sell and convey said land; that the Grantor 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 taxes accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brian Lauer

WITNESS
PRINT NAME: Brian Lauer

ADDRESS: _____

2044 Diane Ave Plm Hr FL 34683

Dianne Corvello

WITNESS
PRINT NAME: Dianne Corvello

ADDRESS: _____

2044 Diane Ave Plm Hr FL 34683

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026, by Tracy Baum, who is/are personally known to me or who has/have produced drivers license as identification.

Dianne Corvello

Signature of Notary Public

Dianne Corvello

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

