

4/22/2026 10:41 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483875

Consideration: \$1,200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-16637-002

Doc Stamp-Deed: \$8,400.00

Property Appraiser's Parcel ID No.: 0176150041

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of April, 2026, by and between **FRIEDRICH HUSS AND HILDEGARD HUSS, HUSBAND AND WIFE, INDIVIDUALLY AND AS CO-TRUSTEES OF THE FRIEDRICH AND HILDEGARD HUSS REVOCABLE TRUST UNDER AGREEMENT DATED MAY 8TH, 2023**, whose address is **1100 Gange Court, Venice, FL 34293** (hereinafter "GRANTOR"), and **EDWARD E. WHITTEMORE AND NANCY E. WHITTEMORE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3 River Street, Sandwich, MA 02563** (hereinafter "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:

LOT 13, BLOCK 26, GULF VIEW SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Andree Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL. 34285

**FRIEDRICH HUSS AND HILDEGARD HUSS,
INDIVIDUALLY AND AS CO-TRUSTEES OF
THE FRIEDRICH AND HILDEGARD HUSS
REVOCABLE TRUST UNDER AGREEMENT
DATED MAY 8TH, 2023**

(2) [Signature]
Printed Name Karen Ponomarenko
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL. 34285

By: Friedrich H. Huss
**Friedrich Huss, Individually and as Co-
Trustee aforesaid**

By: H. Huss
**Hildegard Huss, Individually and as Co-
Trustee aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of April, 2026, by Friedrich Huss and Hildegard Huss, Individually and as Co-Trustees of the Friedrich and Hildegard Huss Revocable Trust under Agreement dated May 8th, 2023 and Renate Dziernak, () who is/are personally known to me or (X) who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

