

4/30/2026 11:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487716



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$7,350.00

File No 2026-136
Consideration 1,050,000.00
Parcel Identification No 2016141028

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

This indenture made the 30th day of April, 2026 between Susan C. Cann and William F. Cann, Trustees of Susan C. Cann Revocable Living Trust, dated November 23, 2005, and William F. Cann and Susan C. Cann, Trustees of William F. Cann Revocable Living Trust, dated November 23, 2005, and William F. Cann and Susan C. Cann, individually as husband and wife, whose post office address is 18 Warson Terrace, St. Louis, MO 63124, of the County of St. Louis, Missouri, Grantor, to Lido Beach 308, LLC, a Florida Limited Liability Company, whose post office address is 87 Hickory Hill Circle, Barnstable, MA 02655, of the County of Barnstable, Massachusetts, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE MILLION FIFTY THOUSAND AND 00/100 DOLLARS (\$1,050,000.00) 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:

That certain condominium parcel composed of Unit 308, The Ambassador on Lido Beach, a condominium, and an undivided share in the common elements appurtenant thereto in accordance with and subject to the covenants, restrictions, terms and other provisions of the Declaration thereof, recorded in Official Records Book 1261, Pages 280 through 334, inclusive, of the Public Records of Sarasota County, Florida, and subsequent amendments thereto.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons

whomsoever.

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

Signed, sealed and delivered in our presence:

Susan C. Cann Revocable Living Trust, dated November 23, 2005

Susan C. Cann
Susan C. Cann, individually

By: Susan C. Cann
Susan C. Cann, Trustee

William F. Cann
William F. Cann, individually

By: William F. Cann
William F. Cann, Trustee

William F. Cann Revocable Living Trust, dated November 23, 2005

By: William F. Cann
William F. Cann, Trustee

By: Susan C. Cann
Susan C. Cann, Trustee

1205 Melville St. Petersburg, VA 23803

WITNESS 1 ADDRESS

8125 Quail Hill Ln, Prince George VA 23875

WITNESS 2 ADDRESS

Tonea Gray

WITNESS
PRINT NAME: Tonea Gray

Tara Melissa Allen

WITNESS
PRINT NAME: Tara Melissa Allen

STATE OF Virginia
COUNTY OF Prince George

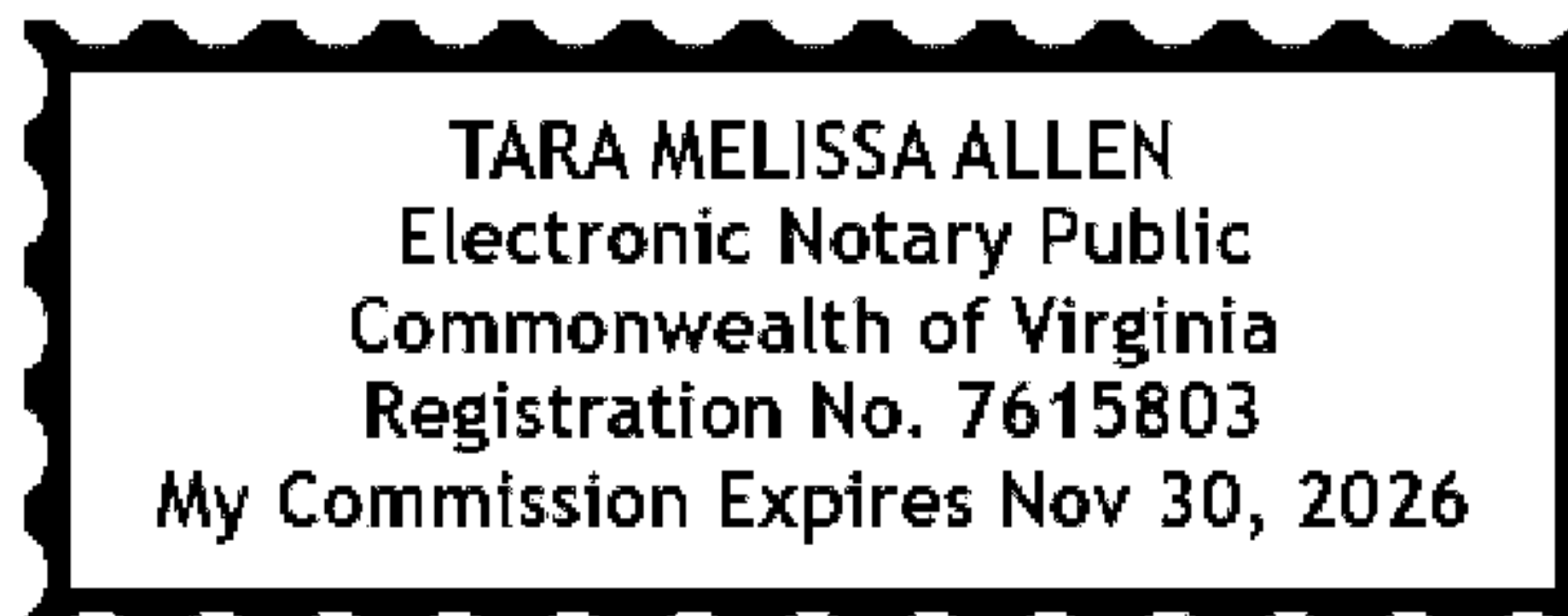
The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 27th day of April, 2026, by Susan C. Cann and William F. Cann, Trustees of Susan C. Cann Revocable Living Trust, dated November 23, 2005 and William F. Cann and Susan C. Cann, Trustees of William F. Cann Revocable Living Trust, dated November 23, 2005, and William F. Cann and Susan C. Cann, individually as husband and wife, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Tara Melissa Allen

Signature of Notary Public

Tara Melissa Allen

Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.