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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489321

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Kathryn Angell Carr, Esq.**

Doc Stamp-Deed: \$4,305.00

Consideration: \$615,000.00
Doc Stamps: \$4,305.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 4th day of May, 2026, by Bruno Florida, LLC, a Wisconsin limited liability company ("Grantor") to Vivian A. Chester and Michael C. Chester, as Trustees of the Vivian A. Chester Revocable Living Trust dated February 27, 2009, and any amendments thereto, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 7918 Sloane Gardens Court, University Park, FL 34201 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 104, Building D, BUTTONWOOD COVE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1403, Page 385, as thereafter amended, and as per Plat thereof recorded in Condominium Book 15, Page 22, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto and together with Parking Space Number 9 and Storage Closet 4, as a limited common element, according to said Declaration of Condominium.

The Property Appraiser's Parcel Identification Number for the above described real property is 0003061048.

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

The Trustees for the Vivian A. Chester Revocable Living Trust dated February 27, 2009, and any amendments thereto (the "Trust") have authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustees hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

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.

WITNESSES:

Bruno Florida, LLC, a Wisconsin limited liability company

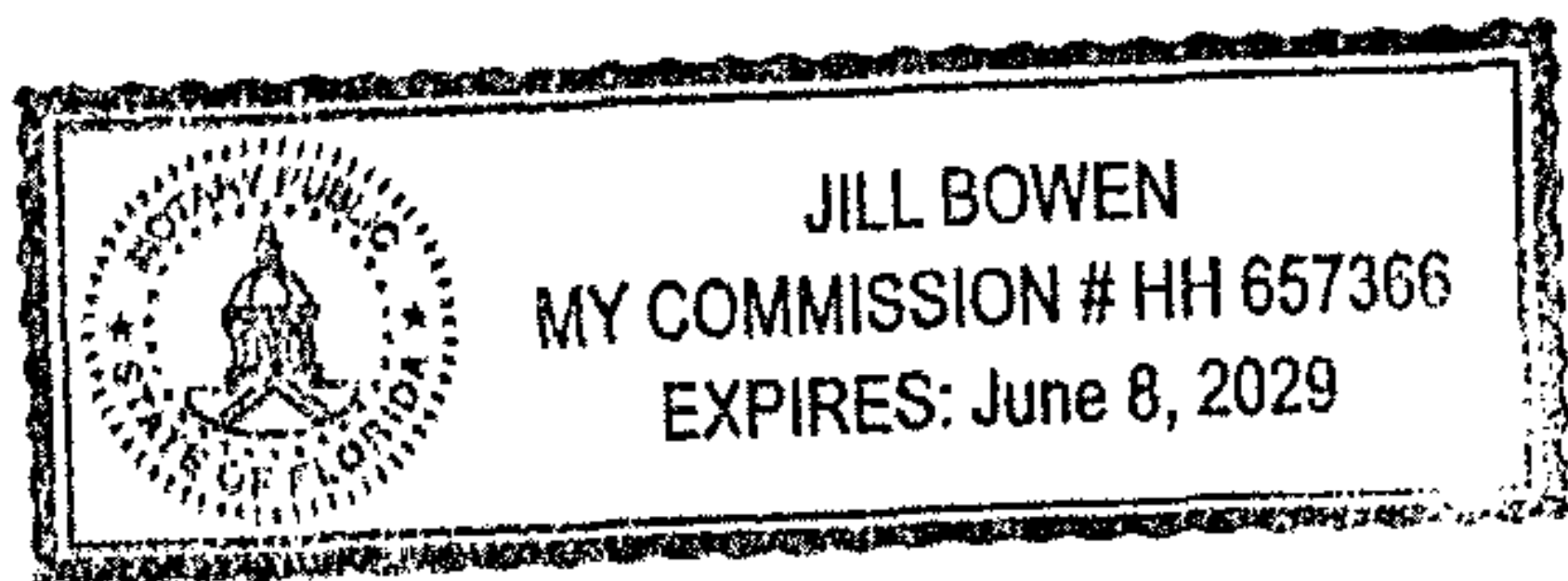
Witness#1 Sign: J. Bowen
Witness#1 Print: JILL BOWEN
Witness #1 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

By: David M. Bruno
David M. Bruno, as its Sole Member
Address: 1055 Finnsbury Drive
Roswell, GA 30075

Witness#2 Sign: Isabelle Radford
Witness#2 Print: Isabelle Radford
Witness #2 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

STATE OF ~~GEORGIA~~ FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of May, 2026, by David M. Bruno, as the Sole Member of Bruno Florida, LLC, a Wisconsin limited liability company.



J. Bowen
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification X
Type of identification produced GA DL