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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489433

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29155

Doc Stamp-Deed: \$3,780.00

Consideration: \$540,000.00

General Warranty Deed

Made this May 1, 2026 By **Alan J. Sutton, individually as a married man joined by his spouse Susan Sutton and as Trustee of the Alan J. Sutton Trust Agreement dated February 26, 2014, who erroneously took title as Alan J. Sutton Trust Agreement dated February 26, 2016,** whose post office address is: 431 Tremingham Way, Venice, Florida 34293, hereinafter called the Grantor, to **Adam Pipcinski, a married man,** whose post office address is: 2 Wartburg Place, Valhalla, New York 10595, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Condominium Unit 11, BERMUDA CLUB EAST AT THE PLANTATION, according to the Declaration of Condominium thereof recorded in Official Record Book 2715, Page 2222, as amended from time to time, and as per plat thereof recorded in Condominium Book 30, Page 32, 32A and 32B, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0444022011**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Allan J. Sutton is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness # 1 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Alan J. Sutton, individually and as Trustee of the Alan J. Sutton Trust Agreement dated February 26, 2014 who erroneously took title as Alan J. Sutton Trust Agreement dated February 26, 2016

Witness Signature: [Signature]
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Susan Sutton

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____ The foregoing instrument was acknowledged before me by means of physical presence or online notarization this April 20 2026, by Alan J. Sutton, individually and as Trustee of the Alan J. Sutton Trust Agreement dated February 26, 2014 who erroneously took title as Alan J. Sutton Trust Agreement dated February 26, 2016 and Susan Sutton who are personally known to me or who produced DL as identification.



[Signature]
Notary Public
My Commission Expires: _____

(SEAL)