

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065873 2 PG(S)

5/15/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494788



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$2,275.00

File No.: 264684-90

WARRANTY DEED

This indenture made on **May 15, 2026** by **John R. Dye, a single man and James E. Dye Jr, a married man**, whose address is: 6260 Memorial Dr, Frisco, TX 75034-7267 hereinafter called the "grantor", to **Leigh A. Hutson and Jerry O. Hutson, wife and husband, as joint tenants with rights of survivorship**, whose address is: 616 Chinook Drive, Defiance, OH 43512, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit No. 2, Phase II of SORRENTO PLACE 1, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2784, Page 79, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0166084002

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

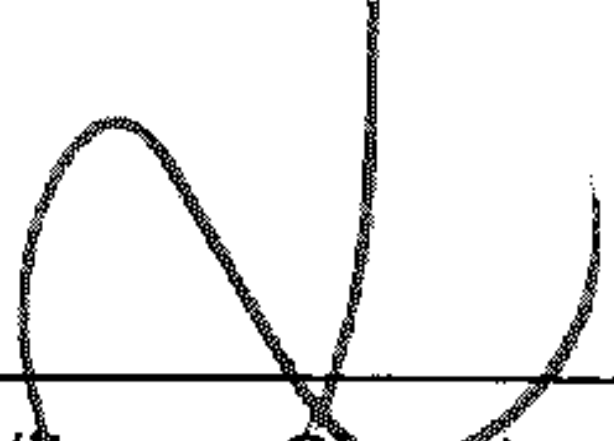


John R. Dye by James Edward Dye, Jr. as Attorney in Fact



James E. Dye Jr

Signed, sealed and delivered in our presence:



1st Witness Signature
Print Name: Jennifer Whay
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239



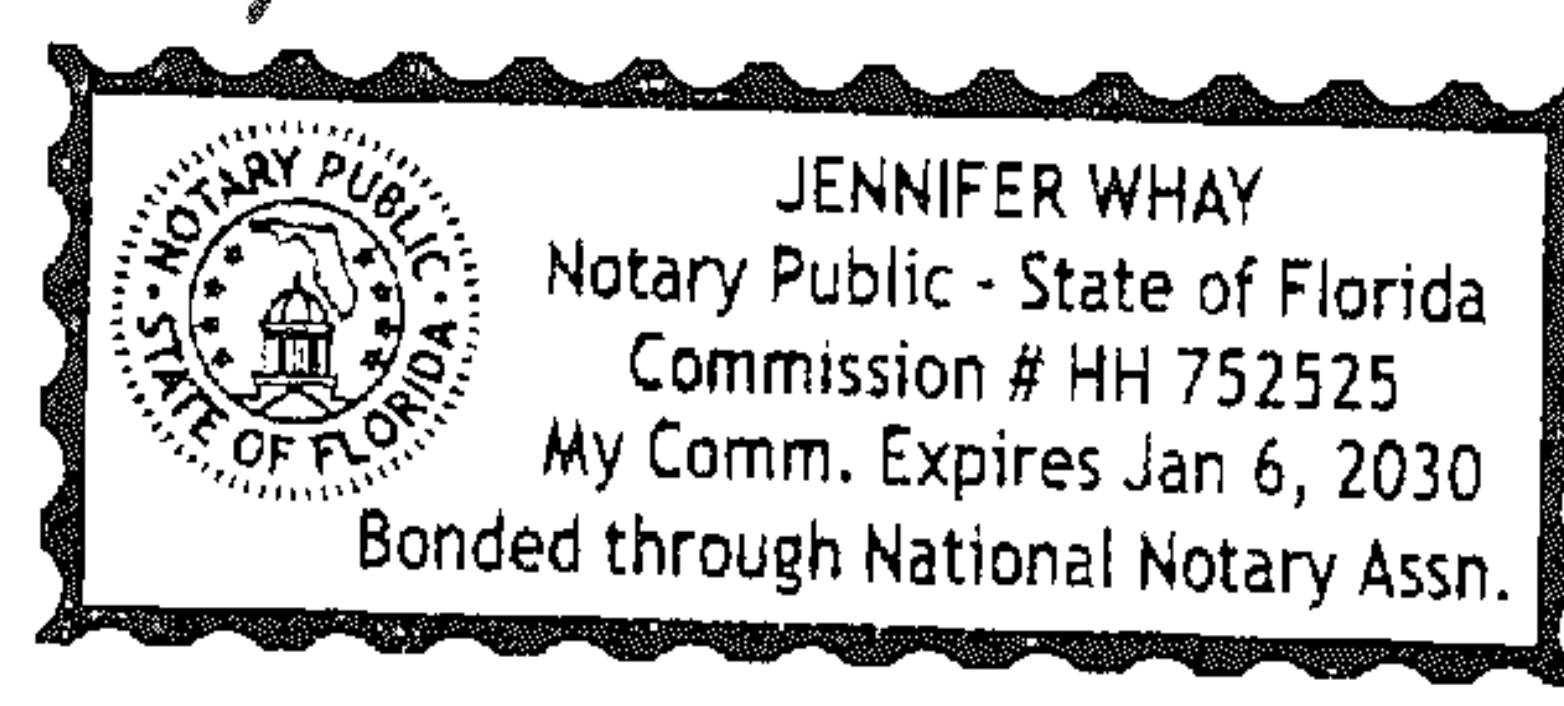
2nd Witness Signature
Print Name: Fida Ouri
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of FL
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on 5/15/24, by **James Edward Dye, Jr. as Attorney in Fact for John R. Dye and James E. Dye Jr**, who () is/are personally known to me or who ☒ produced a valid DL as identification.



Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)