

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066580 2 PG(S)**

5/18/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495354



Prepared by and Return to: Patty
Reaves, an employee of First
International Title, LLC 329 S.
Nokomis Avenue, Ste F Venice, FL
34285

Doc Stamp-Deed: \$1,155.00

File No.: 265660-91

WARRANTY DEED

This indenture made on **May 15, 2026** by **Gerald R. Caviness a/k/a Gerald Caviness and Joan K. Caviness a/k/a Joan Caviness, individually husband and wife, and as Co-Trustees of the Gerald R. Caviness and Joan K. Caviness Trust under agreement dated April 28, 2008**, whose address is: 604 Sandpiper Dr SE, New Philadelphia, OH 44663 hereinafter called the "grantor", to **Dale A. Boven and Victoria L. Boven, Trustees of The Dale A. Boven and Victoria L. Boven Living Trust dated May 7, 2021**, whose address is: 3413 8th Ave, Byron Center, MI 49426, 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 103, PHASE I, CROWN COLONY SOUTH, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1518, Page 1166, and amendments thereto and as per plat thereof, recorded in Condominium Book 19, Page 3, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0402-02-1003**

The Grantee is vested with full rights of ownership over the above described real property and Trustee is specifically granted and given all powers and authority to exercise any and all powers authorized by the provisions of Chapter 689.073 Florida Statutes.

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.

Gerald R. Caviness a/k/a Gerald Caviness

By Gerald R. Caviness a/k/a Gerald Caviness, individually and as Co-Trustee of The Gerald R. Caviness and Joan K. Caviness Trust under agreement dated April 28, 2008

Joan K. Caviness aka Joan Caviness

By Joan K. Caviness a/k/a Joan Caviness, individually and as Co-Trustee of the Gerald R. Caviness and Joan K. Caviness Trust under agreement dated April 28, 2008

Signed, sealed and delivered in our presence:

Louis Paul Cerana

1st Witness Signature

Heather Kindsvatter

2nd Witness Signature

Print Name: LOUIS PAUL CERANA

Print Name: Heather Kindsvatter

Address: 327 SPRING BROOK E SW,

Address: N. RHILAND, 44663

501 E Main St

Jewett, OH 43086

State of Ohio

County of Tuscarawas

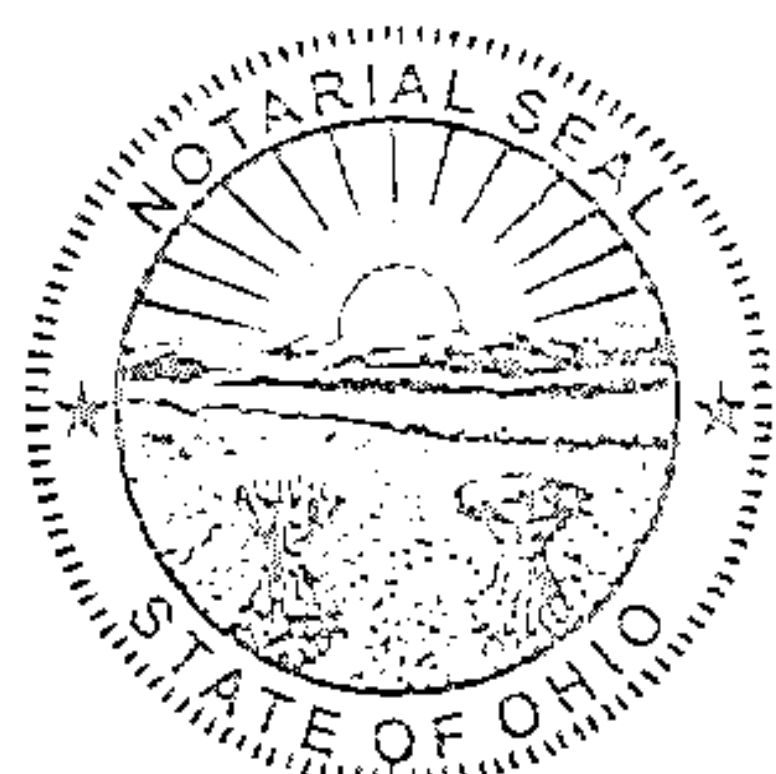
The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 12 May, 2006, by **Gerald R. Caviness a/k/a Gerald Caviness and Joan K. Caviness Trust under agreement dated April 28, 2008** and **Joan K. Caviness a/k/a Joan Caviness, individually and as Co-Trustees of the Gerald R. Caviness and Joan K. Caviness Trust under agreement dated April 28, 2008**, who () is/are personally known to me or who (X) produced a valid Ohio Driver Licenses as identification.

Heather Kindsvatter

Notary Public Signature

Printed Name: Heather Kindsvatter (NOTARY SEAL)

My Commission Expires: 07/27/2006



HEATHER KINDSVATTER
Notary Public, State of Ohio
My Commission Expires:
07/27/2006