

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073209 4 PG(S)**

5/29/2026 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500883

Doc Stamp-Deed: \$5,600.00

Consideration: \$800,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-499

Property Appraiser's Parcel ID No.: Property 1:
0175-14-5028

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **MARY HUNTOON, an unremarried widow, CHRISTOPHER HUNTOON, an unmarried man, and CRAIG B. HUNTOON, an unmarried man, INDIVIDUALLY, AND AS CO-TRUSTEES OF THE HUNTOON LIVING TRUST DATED DECEMBER 22, 1999, AS AMENDED AND RESTATED**, whose address is **550 Flamingo Drive West, Unit 306, Venice, FL 34285** (hereinafter "GRANTOR"), and **ESTHER KAY BAUMANN, a single woman**, whose address is **530 Lexington Ontario Road, Mansfield, OH 44903** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT NO. 501, IMPERIAL HOUSE OF VENICE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 848, PAGES 938 THRU 1026, INCLUSIVE, AND AS AMENDED, AND AS PER THEREOF, RECORDED IN CONDOMINIUM BOOK 4, PAGES 8, 8A THRU 8E, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Samantha M. Bo*
Printed Name Samantha M. Bo
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

**MARY L. HUNTOON, INDIVIDUALLY, AND
AS CO-TRUSTEE OF THE HUNTOON
LIVING TRUST DATED DECEMBER 22, 1999,
AS AMENDED AND RESTATED**

By: *Mary L. Huntoon*
**Mary L. Huntoon, Individually, and as
Co-Trustee aforesaid**

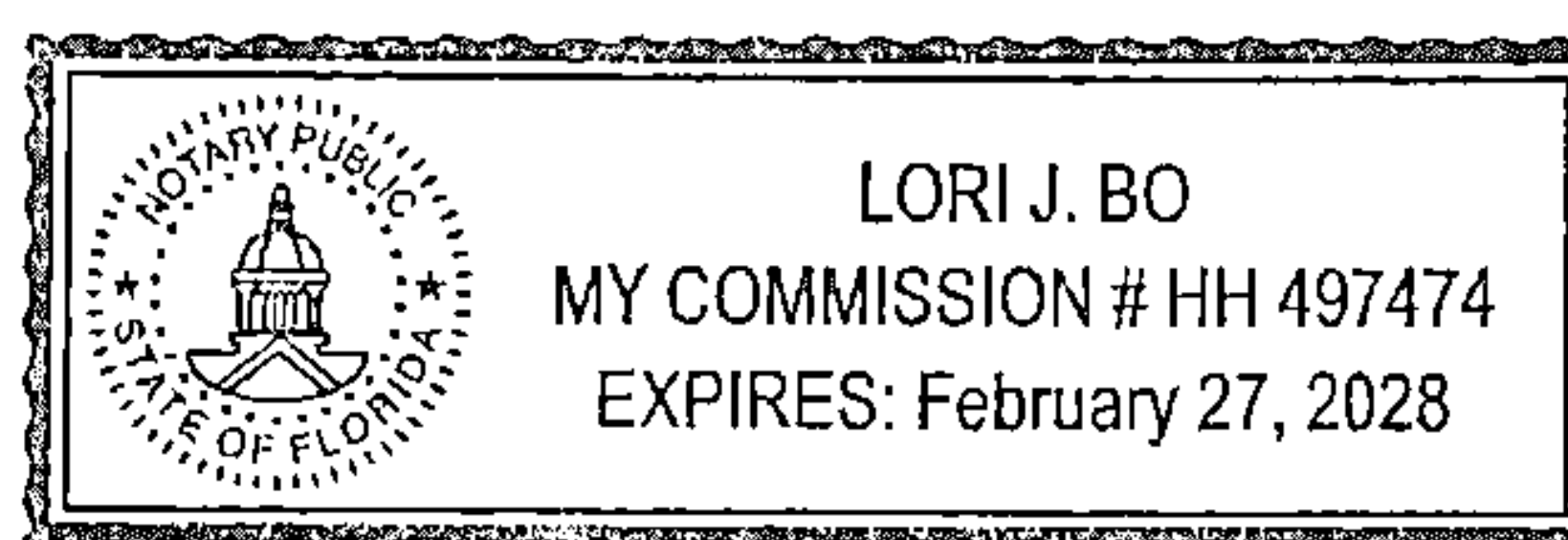
(2) *Lori J. Bo*
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May, 2026, by Mary L. Huntoon, Individually, and as Co-Trustee of the Huntoon Living Trust dated December 22, 1999, as amended and restated, who is personally known to me or who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Lonzie Sowell
Printed Name Lonzie Sowell
P.O. Address 3925 Pughsville Rd
Suffolk, VA 23435

**CHRISTOPHER HUNTOON, INDIVIDUALLY,
AND AS CO-TRUSTEE OF THE HUNTOON
LIVING TRUST DATED DECEMBER 22, 1999,
AS AMENDED AND RESTATED**

By: Christopher M. Huntoon, Individually, And As Co-Trustee Aforesaid
**Christopher Huntoon, Individually, and as
Co-Trustee aforesaid**

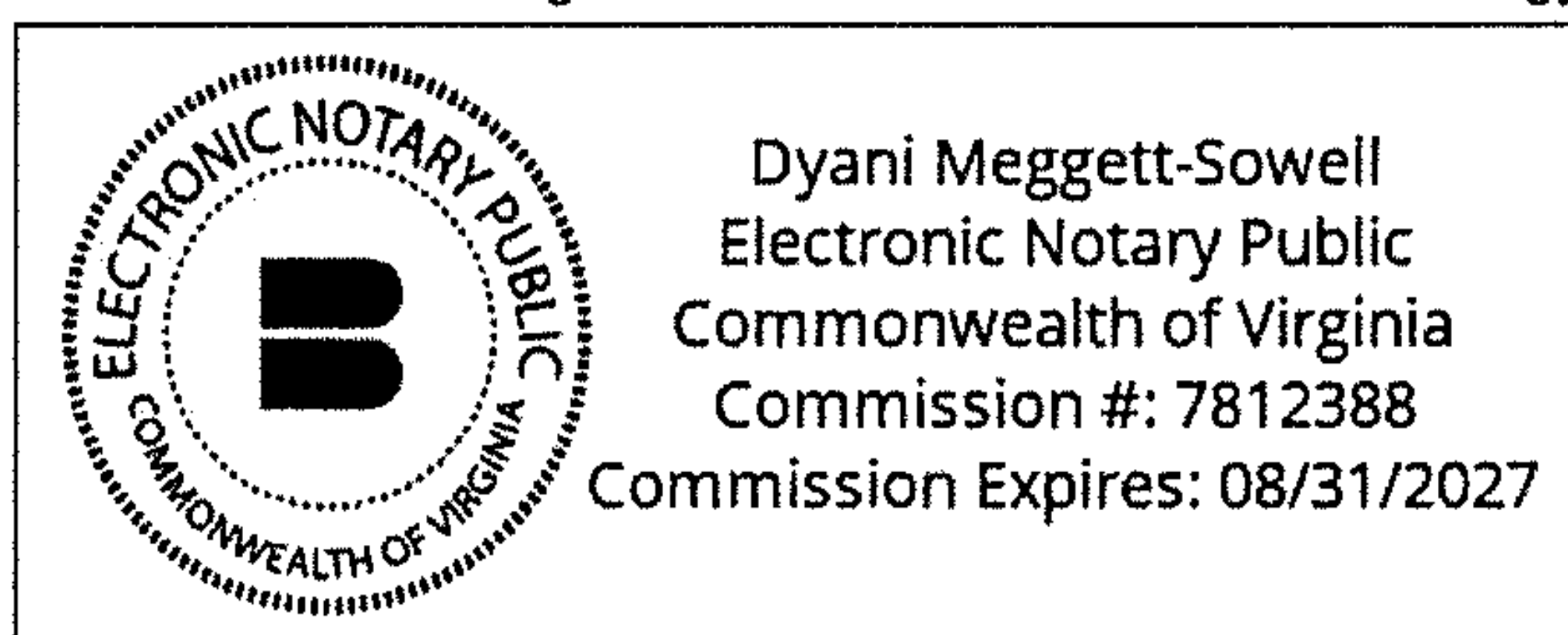
(2) Dyani Meggett-Sowell
Printed Name Dyani Meggett-Sowell
P.O. Address 1410 W 27th St
Norfolk, VA 23508

STATE OF VIRGINIA
COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2026, by Christopher Huntoon, Individually, and as Co-Trustee of the Huntoon Living Trust dated December 22, 1999, as amended and restated, who is personally known to me or who has produced passport as identification.

Dyani Meggett-Sowell
Signature of Notary Public

Dyani Meggett-Sowell
Print, Type/Stamp Name of Notary
Notarized online using audio-video communication technology



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Sandra F. Coppage*
Printed Name Sandra F. Coppage
P.O. Address 2764 Pleasant Rd Ste A
Fort Mill, SC 29708

**CRAIG B. HUNTOON, INDIVIDUALLY, AND
AS CO-TRUSTEE OF THE HUNTOON
LIVING TRUST DATED DECEMBER 22, 1999,
AS AMENDED AND RESTATED**

By: *C B H*
Craig B. Huntoon, Individually, and as
Co-Trustee aforesaid

(2) *Christian Howe*
Printed Name Christian Howe
P.O. Address 2764 Pleasant Rd Ste A
Fort Mill, SC 29708

South Carolina
STATE OF ~~FLORIDA~~ *Yorlk*
COUNTY OF ~~SARASOTA~~

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 28th day of May, 2026, by Craig B. Huntoon, Individually, and as Co-Trustee of the Huntoon
Living Trust dated December 22, 1999, as amended and restated, who is personally known to me or
who has produced Driver's License as identification.

Christina Howe
Signature of Notary Public

Christian Howe
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

Christian A Howe
Notary Public
State of South Carolina
My Commission Expires August 05, 2031