

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073257 2 PG(S)**

Consideration: \$1,425,000.00

Prepared by and return to:  
Proof Title, LLC  
Attn: Aimee Bushway  
50 South Lemon Avenue  
Sarasota, FL 34236  
PTL-26-263

5/29/2026 4:40 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3500915

Doc Stamp-Deed: \$9,975.00

Property Appraiser's Parcel ID No.: Property 1:  
2009-16-3127

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 27th day of May, 2026, by and between **GABRIELA WAGNER, AN UNREMARIED WIDOW, INDIVIDUALLY, AND AS TRUSTEE OF THE GABRIELA WAGNER TRUST DATED DECEMBER 22, 2022**, whose address is **2900 Northeast 2nd Avenue, apt 861, Miami, FL 33137** (hereinafter "GRANTOR"), and **TIMOTHY D. BAKEMAN AND SUSAN E. GREEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **301 Quay Commons, Unit 1707, Sarasota, FL 34236** (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 1707, OF BAYSO SARASOTA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023161258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.**

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 named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).*

*(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) 775

Printed Name Dimitrios Thomaidis

P.O. Address 8374 Market St #201

Boulder Co, FL 34202

**Gabriela Wagner, Individually, and as Trustee of  
The Gabriela Wagner Trust dated December 22,  
2022**

[Signature]

**Gabriela Wagner, Individually, and as Trustee  
aforesaid**

(2) Aimee Bushway

Printed Name Aimee Bushway

P.O. Address 50 S. Lemon Ave.

Suite 302, Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of May, 2026, by Gabriela Wagner, Individually, and as Trustee of The Gabriela Wagner Trust dated December 22, 2022,  who is/are personally known to me or  who has/have produced Drivers License as identification.

775  
Signature of Notary Public

Dimitrios Thomaidis  
Print, Type/Stamp Name of Notary

