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INSTRUMENT # 2026077762 2 PG(S)

6/8/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504673

CONSIDERATION: \$316,000.00

DOC TAX: \$2,212.00

RECORD: \$18.50 *\$19.50*

PARCEL ID NO.: 0035041039

Doc Stamp-Deed: \$2,212.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 5th day of June 2026, by and between **TERESA L. KRINER, a single person, individually, and as Trustee of the TERESA L. KRINER REVOCABLE LIVING TRUST UNDER AGREEMENT dated June 6, 2025**, hereinafter referred to as Grantor, whose post office address is 3373 Hadfield Greene, Sarasota, FL 34235-5100, and **JOHN WALKER CROFTS and MARY SUZANNE CROFTS, husband and wife**, hereinafter referred to as Grantee, whose post office address is 4763 Main Street, Amherst, NY 14226.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 39, HUNTINGWOOD, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1523, Page 1172, as thereafter amended, and as per Plat thereof recorded in Condominium Book 19, Page 5, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Thomas B. Luzier
50 Central Avenue
Witness Address: Eighth Floor
Sarasota, FL 34236

Witness Name: Alexis Thomas

Witness Address: 50 Central Ave
Sarasota, FL 34236

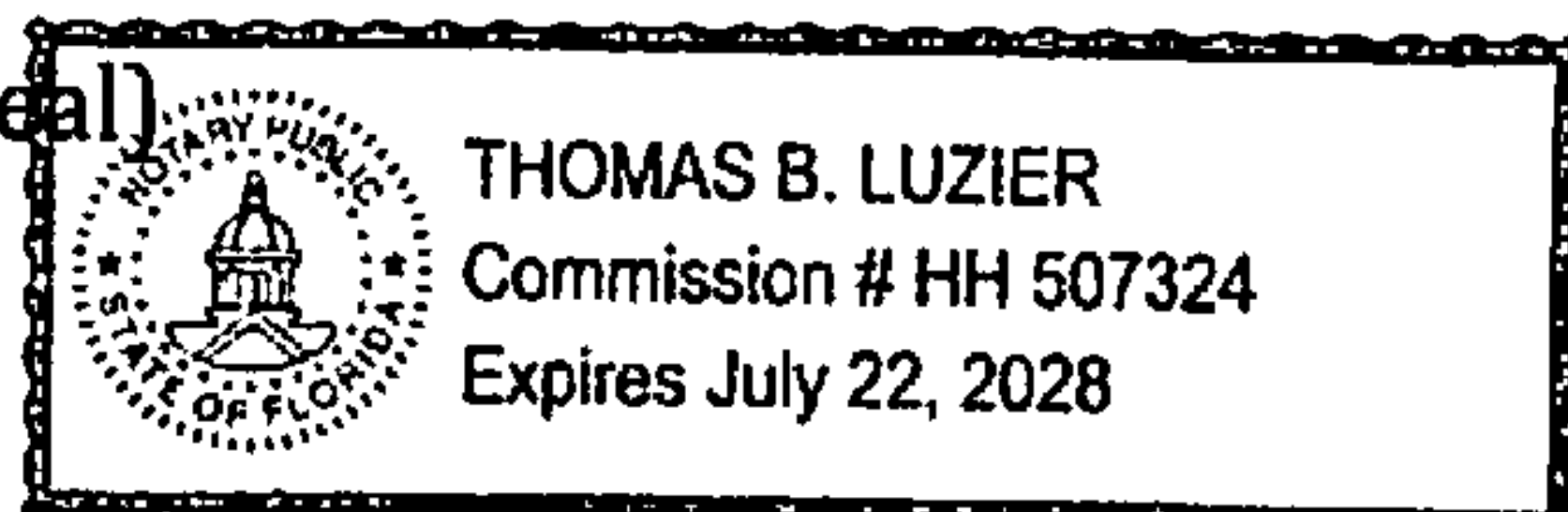
The TERESA L. KRINER REVOCABLE
LIVING TRUST UNDER AGREEMENT
dated June 6, 2025

By: Teresa L. Kriner
TERESA L. KRINER, individually
and as Trustee

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of June 2026 by TERESA L. KRINER, individually and as Trustee aforesaid, who is personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____ and my commission expires on _____.