

6/11/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506489



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$11,550.00

File No 2026-169

Consideration 1,650,000.00

Parcel Identification No 0082-12-6001

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of June, 2026 between Randy L. Scianna and Kim-Anh T. Nguyen, Co-Trustees of Scianna-Nguyen Living Trust dated 9th December 2015, whose post office address is 11134 West Crystal Bay Road, Post Falls, ID 83854, of the County of Kootenai, Idaho, Grantor, to Michael Haven and Chelsea Haven, husband and wife, whose post office address is 93 Arrowood Lane, Orchard Park, NY 14127, of the County of Erie, New York, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,650,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

UNIT A, SIESTA VILLAS I, A LAND CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2001033243, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Scianna-Nguyen Living Trust dated 9th December 2015

By: [Signature]
Randy L. Scianna, Co-Trustee

By: [Signature]
Kim Anht Nguyen, Co-Trustee

[Signature]
WITNESS
PRINT NAME: John H. King II

[Signature]
WITNESS
PRINT NAME: Linda Lea Harrison

5601 N. Atlantic Dr
Coeur d'Alene, Id 83815
WITNESS 1 ADDRESS

7931 N. Girard Cir
Coeur d'Alene, ID 83815
WITNESS 2 ADDRESS

STATE OF IDAHO
COUNTY OF KOOTENAI

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9th day of June, 2026, by Randy L. Scianna and Kim Anht Nguyen, Co-Trustees of Scianna-Nguyen Living Trust dated 9th December 2015, (☐) who is/are personally known to me or (☒) who has/have produced Florida Drivers Licenses as identification.

[Signature]
Signature of Notary Public

Linda Lea Harrison
Print, Type/Stamp Name of Notary

