

6/12/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506922

Doc Stamp-Deed: \$1,050.00

Prepared by and Recording requested by:

John Wickman

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4194.8Z

Consideration: \$150,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 11, 2026 **Fred H. Aron, a single person**, (henceforth referred to as “Grantor”) of **217 Whitetail Court, Ballston Spa, NY 12020**, for consideration paid, grant to **Kevin P. Pillion, a single man**, (henceforth referred to as “Grantee”) of **1671 Mound Street, Sarasota, FL 34236**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

UNIT 204, BAYOU HOUSE APARTMENTS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1036, PAGE 1209, AND ALL AMENDMENTS THERETO, AND AS PER THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 7, PAGE 27, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 2036021009

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 5th day of June, 2026.

Linda Aron
Fred H. Aron by Linda Aron, as attorney-in-fact

Michael Thayer
Witness #1 Signature

Michael Thayer
Witness #1 Printed Name
P.O. Address: 700 Patroon Creek
Bld, Albany, NY 12206

Kaleigh Brady
Witness #2 Signature

Kaleigh Brady
Witness #2 Printed Name
P.O. Address: 700 Patroon Creek
Bld, Albany, NY 12206

STATE OF New York
COUNTY OF Saratoga

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 10th day of June, 2026, by Linda Aron, as attorney-in-fact for Fred H. Aron, () who is/are personally known to me or (X) who has/have produced NY Driver License as identification.

Michael C. Thayer
Signature of Notary Public

Michael C. Thayer
Print, Type/Stamp Name of Notary

Michael C Thayer
Notary Public, State of New York
No. 01TH0044189
Qualified in Saratog County
Commission Expires Sept. 29, 2029

WARRANTY DEED