



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

File No 2026-160
Consideration 1,900,000.00
Parcel Identification No 2011120022

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081073 3 PG(S)

6/15/2026 2:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507416

Doc Stamp-Deed: \$13,300.00

[Space Above This Line For Recording Data]

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

This indenture made the **15th day of June, 2026** between **E. Michael Hunter and Susan H. Hunter, husband and wife**, whose post office address is 111 South Pineapple Avenue, 905, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantor, to **Pati Kern, Trustee of Kern Family Trust dated September 2, 2024**, whose post office address is 218 Robin Drive, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of ONE MILLION NINE HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,900,000.00) 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:

Lot 5, Block 2, BIRD KEY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 20, 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.

Grantee is hereby conferred with the full power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described real property pursuant to the provisions of Florida Statutes § 689.071 and Florida Statutes § 689.073.

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

Signed, sealed and delivered in our presence:

Elecia Parker
WITNESS
PRINT NAME: Elecia Parker

1800 2nd St. #854
WITNESS Address CB
PRINT NAME: Sarasota, FL 34236

E. Michael Hunter
E. Michael Hunter

Susan H. Hunter
Susan H. Hunter

Catherine E. Bruce
WITNESS 1 ADDRESS Aunt Name CB

1800 2nd St. #854
Sarasota, FL 34236
WITNESS 2 ADDRESS

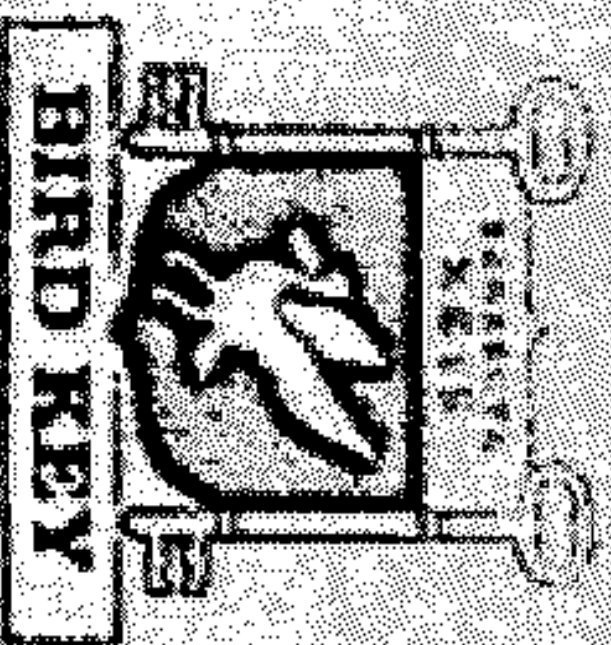
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2026, by E. Michael Hunter and Susan H. Hunter, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Catherine E. Bruce
Signature of Notary Public

Print, Type/Stamp Name of Notary





LOT 5 BLOCK 2
BIRD KEY SUBDIVISION

BIRD KEY HOMEOWNERS ASSOCIATION, INC.

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA
A CORPORATION NOT FOR PROFIT

Certificate of Membership

(NON TRANSFERABLE)

THIS INSTRUMENT CERTIFIES THAT Patti Kern Trustee The Kern Family Trust
as an owner of a fee simple interest of the above-referenced Bird Key Subdivision Lot, is a Member (herein, "Member") of the Bird Key Homeowners Association, Inc. (herein, the "Association") and is entitled to all rights and privileges granted thereby, and is also subject to all provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements for the Bird Key Subdivision (herein, the "Declaration"), the Articles of Incorporation, and the Bylaws for the Association, as they may from time to time be subsequently amended.

The Member herein named acknowledges receipt of a copy of the Declaration, Articles of Incorporation, Bylaws, and all amendments thereto. Each qualifying Bird Key Subdivision Lot is entitled to one (1) indivisible vote at any membership meeting of the Association. Member votes shall be cast in the manner provided in Article 2 of the Association's Bylaws.

WITNESS the signatures of the President and Secretary of Bird Key Homeowners Association Inc. and the seal of said corporation dated this 15 day of June, 2004.

President

Secretary

Member

CORPORATE SEAL

