

6/18/2026 12:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3509501

Doc Stamp-Deed: \$1,330.00

Prepared by and Return to:
Peter J. Pike, Esq.
Premier Title Group LLC
4901 26th Street West
Bradenton, FL 34207
Parcel ID No 2001101052
Our File No 2026-81
Consideration \$190,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This indenture made the 18th day of June, 2026 between **Blake T. Hoonhout and Anna Hoonhout, husband and wife, 5014 Tobermory Way, Bradenton, FL 34211**, Grantor, to **Angelica Pearson, a married woman, 5056 Barrington Circle, #2602, Sarasota, FL 34234**, Grantees:

Witnesseeth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 2602, BARRINGTON WOODS, a Condominium according to the Declaration of Condominium and exhibits recorded therewith, as recorded in O.R. Book 1449, Page 1285, as amended, including but not limited to, amendments recorded in O.R. Book 1456, Page 2143; O.R. Book 1466, Page 1172; O.R. Book 1468, Page 1242; O.R. Book 1469, Page 1562; O.R. Book 1471, Page 1638; O.R. Book 1548, Page 1487; O.R. Book 1564, Page 194; and as per Plat recorded in Condominium Plat Book 17, Pages 17 and 17A, as amended, including but not limited to, amendment recorded in Condominium Plat Book 19, Page 35, of the Public Records of Sarasota County, Florida.

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

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded March 23, 2025, in Instrument No. 2015033409, Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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

for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

Signed, sealed and delivered in our presence:

X Brooke D Temple
Print Witness Name: Brooke D Temple
Print Witness Addr: 4901 26th St. W.
Bradenton, FL 34209

Blake T. Hoonhout
Blake T. Hoonhout
Anna Hoonhout
Anna Hoonhout

X Fernando Viteri
Print Witness Name: FERNANDO VITERI
Print Witness Addr: 50 CENTRAL AVE #110
SARASOTA, FL 34236

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 18th day of June, 2026, by Blake T. Hoonhout and Anna Hoonhout, (☐) who are personally known to me or (☒) who have produced FL drivers license as identification.

Brooke D Temple
Signature of Notary Public
Brooke D. Temple
Print, Type/Stamp Name of Notary



Brooke D. Temple
Comm.: HH 746191
Expires: Dec. 3, 2029
Notary Public - State of Florida