

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084735 2 PG(S)

6/22/2026 1:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510588

Prepared By & Return To:

First Boston Title, LLC

Christopher R. O'Brien, Esq.

2180 Immokalee Road, Suite 212

Naples, FL 34110

Doc Stamp-Deed: \$11,550.00

Property Appraiser's Parcel I.D.

(Folio) Number(s) 0004151045

File Number: 3627-26

Consideration: \$1,650,000.00

Warranty Deed

THIS WARRANTY DEED dated June 22, 2026, by **Anne Spindel a/k/a Anne F. Spindel, Individually* and as Trustee of the Anne F. Spindel Living Trust dated August 18, 2021, as amended**, (henceforth referred to as "Grantor") of **1241 Gulf of Mexico Drive, Unit 808, Longboat Key, FL 34228**, for consideration paid, grant to **Bruce L. Kanfer and Hillary T. Martin, husband and wife**, (henceforth referred to as "Grantee") of **42 Amsden Farm Lane, Woodstock, VT 05091**.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, and all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities and trustees, wherever the context so admits or requires)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, the following described real property situated in Sarasota County, Florida, to wit (the "Property"):

Unit No. 283, of Grand Bay II, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2853, Page 829, and Amended and Restated in Official Records Instrument No. 200818811, as per plat thereof, recorded in Condominium Book 31, Page 20, of the Public Records of Sarasota County, Florida, together with Parking Space No. L-17, designated in said Declaration of Condominium as limited common elements; and any amendments thereto, together with its undivided share in the common elements.

***Said property is not the homestead of the grantor nor is it contiguous thereto**

Subject to ad valorem and non-ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral rights and interests of record, if any; and restrictions, reservations and easements common to the subdivision.

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

TO HAVE AND TO HOLD the same in FEE SIMPLE forever.

WARRANTY DEED

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NotaryCam Doc ID: 14411a58-0684-4688-a1b3-9d5b08066419

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in FEE SIMPLE; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property 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.

IN WITNESS WHEREOF, Grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Anne Spindel a/k/a Anne F. Spindel

Anne Spindel a/k/a Anne F. Spindel,
Individually and as Trustee of the
Anne F. Spindel Living Trust dated
August 18, 2021, as amended


(Witness #1 Signature)

Ana Martinez
(Witness #1 Printed Name)

13615 Merilee Ct,
(Witness #1 Address)

Cypress TX 77429
(Witness #1 Address Continued)


(Witness #2 Signature)

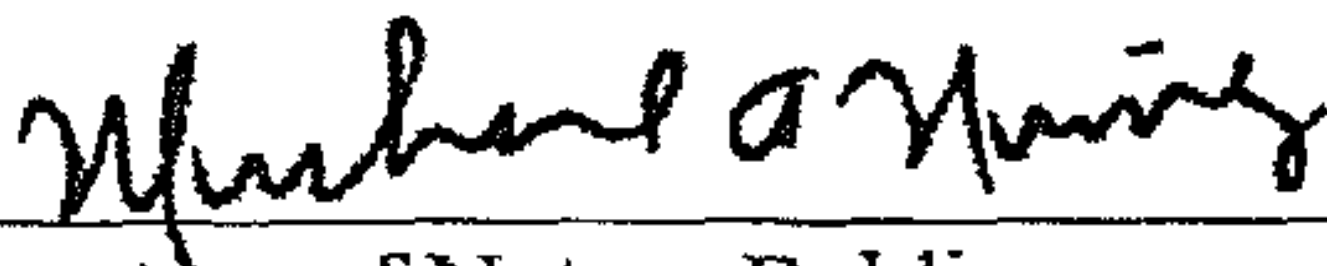
Michael A. Nunez
(Witness #2 Printed Name)

3601 SW 75 AVE, Miami, FL 33155
(Witness #2 Address)

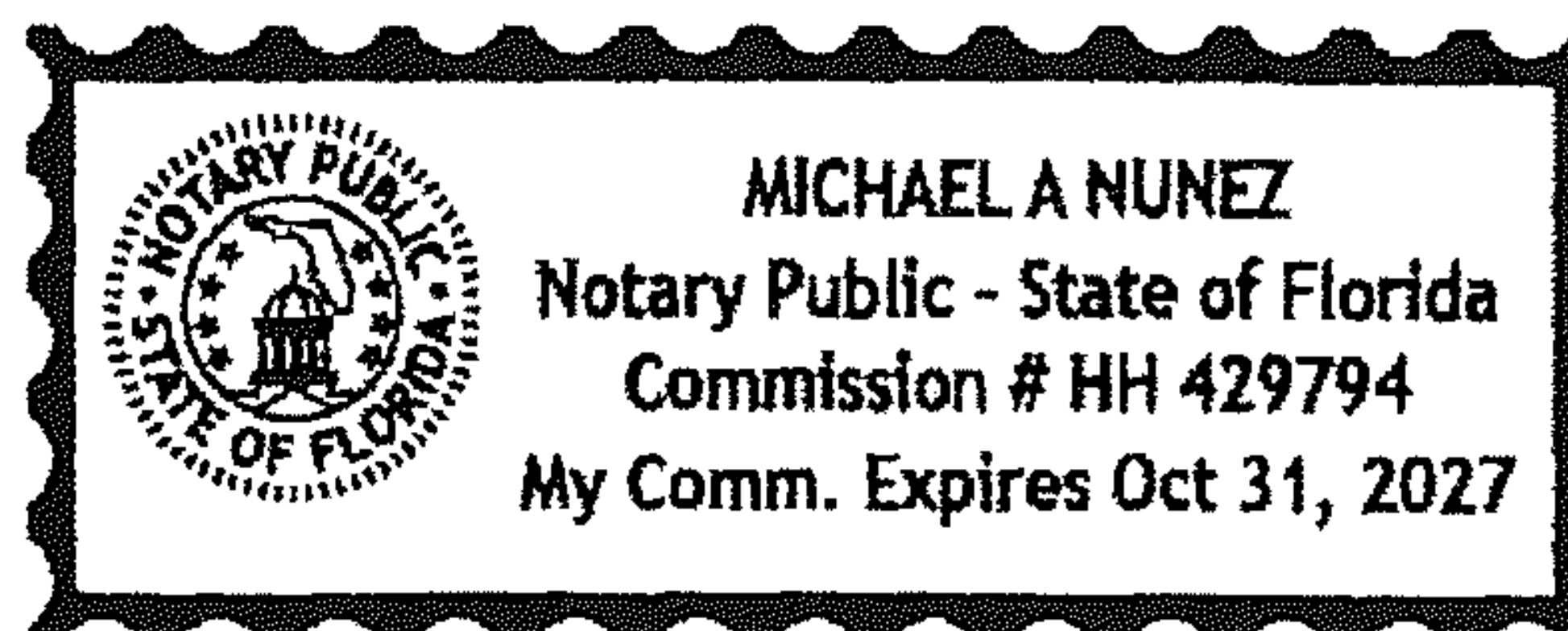
(Witness #2 Address Continued)

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of June, 2026, by Anne Spindel a/k/a Anne F. Spindel, Individually and as Trustee of the Anne F. Spindel Living Trust dated August 18, 2021, as amended, ☐ who is personally known to me or ☒ who has produced Florida DL as identification.


Signature of Notary Public

Michael A. Nunez
Print, Type/Stamp Name of Notary



WARRANTY DEED

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Completed via Remote Online Notarization using 2 way Audio/Video technology.
NotaryCam Doc ID: 14411a58-0684-4688-a1b3-9d5b08066419