

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084958 3 PG(S)**

6/22/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510783

Consideration: \$465,000.00

Prepared by and return to:

Opus Title, LLC

Attn: Lori Bo

PO Box 5947

Sarasota, FL 34277

Property Appraiser's Parcel ID No.: 0173-12-2056

(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$3,255.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 17th day of June, 2026, by and between **THOMAS C. DIVINE, a married man, INDIVIDUALLY, AND AS SUCCESSOR TRUSTEE OF THE DIVINE REVOCABLE TRUST DATED AUGUST 4, 2005**, whose address is **11450 Pickerington Road Northwest, Pickerington, OH 43147** (hereinafter "GRANTOR"), and **SCOTT M. CRAFT AND MICHELLE R. CRAFT, AS TRUSTEES OF THE CRAFT FAMILY REVOCABLE TRUST DATED MARCH 16, 2015**, whose address is **27082 Waterside Drive, Olmsted Township, OH 44138** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 132, PARCEL "E", BAHIA VISTA GULF, A CONDOMINIUM AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGES 41 THROUGH 41L, AND AS PER DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 826, PAGE 856, AND SUBSEQUENT AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

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

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantees.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]

Printed Name Gregg Thompson
P.O. Address 260 Fernridge Circle
New Concord, OH 43762

(2) [Signature]

Printed Name Steve Baker
P.O. Address 3945 Harrison Twp Rd
Crooksville, Ohio 43731

THOMAS C. DIVINE, INDIVIDUALLY, AND
AS SUCCESSOR TRUSTEE OF THE DIVINE
REVOCABLE TRUST DATED AUGUST 4,
2005

[Signature]
Thomas C. Divine, Individually, and as Successor
Trustee aforesaid

STATE OF OHIO
COUNTY OF Perry

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 9 day of June, 2026, by Thomas C. Divine, Individually, and as Successor Trustee of the Divine Revocable Trust Dated August 4, 2005, ☒ who is personally known to me or ☐ who has produced Ohio Drivers License as identification.

[Signature]
Signature of Notary Public

STEVEN BAKER
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

