

6/24/2026 3:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512071

This instrument prepared by
and upon recording return to:

Noel Boeke, Esq.
Holland & Knight LLP
100 North Tampa Street, Suite 4100
Tampa, FL 33602

Doc Stamp-Deed: \$18,200.00

Grantee's Tax I.D. No: _____

Property Appraisers Parcel
Identification Number(s): 0106038138

WARRANTY DEED

THIS WARRANTY DEED made the 24th day of June, 2026 by PETER HILGER AND DEBORAH HILGER, husband and wife with a mailing address of 351 Channelside Walkway, #4204, Tampa FL (hereinafter referred to as the "Grantor"), to JIM GANS AS TRUSTEE OF THE GANS FAMILY TRUST DATED FEBRUARY 16, 2022, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, having an address at 1660 Summerhouse Lane, Unit 746, Sarasota, FL 34242 (hereinafter referred to as the "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in Sarasota County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property")

The Property is subject to taxes for the year of closing and subsequent years, easements, restrictions, covenants and other matters of record.

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 does hereby covenant with the Grantee that it 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 it fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Two Witnesses

Mary E. Poelaert
Printed Name: MARYELLENE POELAERT
Address: 100 NORTH TAMPA ST.
Tampa, FL 33602

Rosa E. Morales
Printed Name: ROSA E. MORALES
100 N. Tampa St. Suite 4100
Tampa, FL 33602

Peter Hilger
Peter Hilger

Two Witnesses

Mary E. Poelaert
Printed Name: MARYELLENE POELAERT
Address: 100 N. TAMPA ST.
Tampa, FL 33602

Rosa E. Morales
Printed Name: ROSA E. MORALES
100 N. Tampa St, Suite 4100
Tampa, FL 33602

Deborah Hilger
Deborah Hilger

STATE OF FLORIDA)
) ss:
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by Peter Hilger and Deborah Hilger, who are personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Noel Boeke
Print Name: Noel Boeke
Notary Public, State of Florida
Commission #: HH 408993
My Commission Expires: October 9, 2027

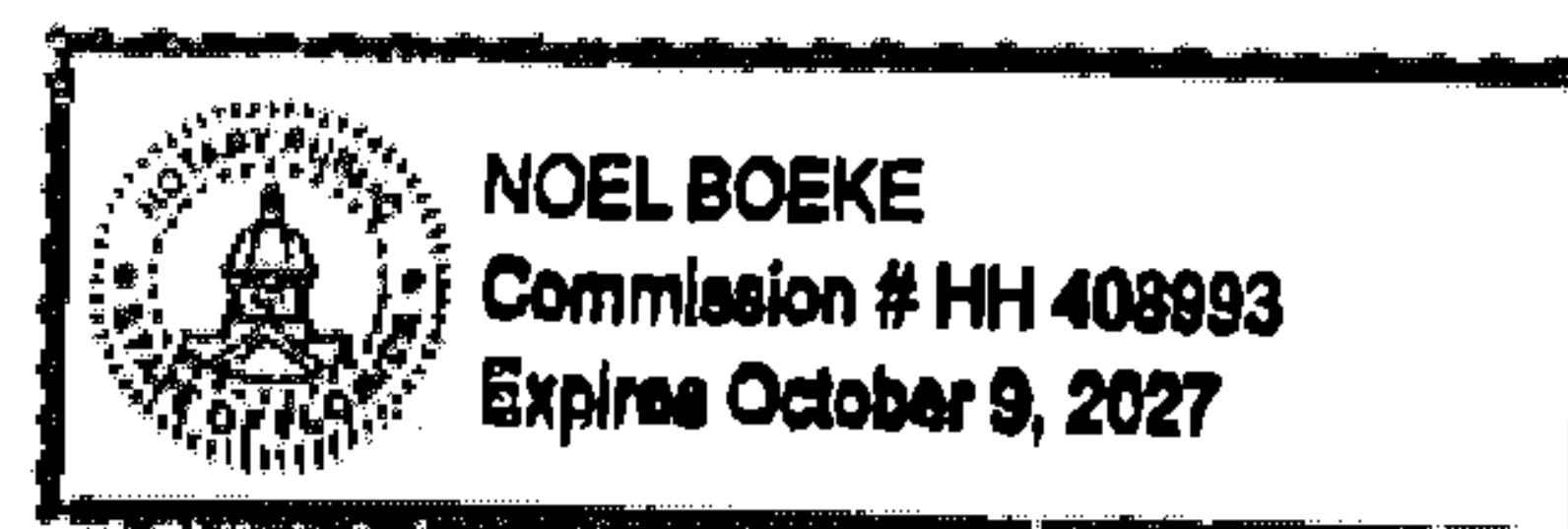


Exhibit "A"
(Legal Description)

Unit 704C of Summer Cove On Siesta, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument Number 2007075955, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.