

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088229 2 PG(S)**

6/29/2026 11:49 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513386

This Instrument Prepared by, and Return to:
Eric R. Hoonhout, Esquire
Hoonhout Law, Chartered
1219 S. East Ave., Suite 202
Sarasota, FL 34239

Purchase Price: \$430,000.00
Documentary Stamps: \$3,010.00
Recording Cost: \$18.50
Parcel ID Number: 0008141016 (Sarasota County)

Doc Stamp-Deed: \$3,010.00

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 25th day of June, 2026, by **SALLY CUTLER an unmarried widow** (the "Grantor"), whose post office address is 88 Appleby Drive Bedford, NY 10506, to **Matthew Anastas and Erin Anastas, Trustees of THE MATTHEW AND ERIN ANASTAS TRUST U/A/D MARCH 13, 2024, AS AMENDED**, with the full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to, or as more particularly described in Florida Statutes § 689.073 (the "Grantee"), whose post office address is 1508 Alpenglowl Court, Evergreen, CO 80439.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described as follows (the "Property").

UNIT G4-206-G, SEAPLACE III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1383, AND AMENDMENTS THEREOF, AND PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGE 10, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except those set forth herein.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:



Witness Signature
Witness Name: Tamara Apodaca
Address: 41638 North Vargas Drive
San Tan Valley, Arizona 85140



SALLY CUTLER

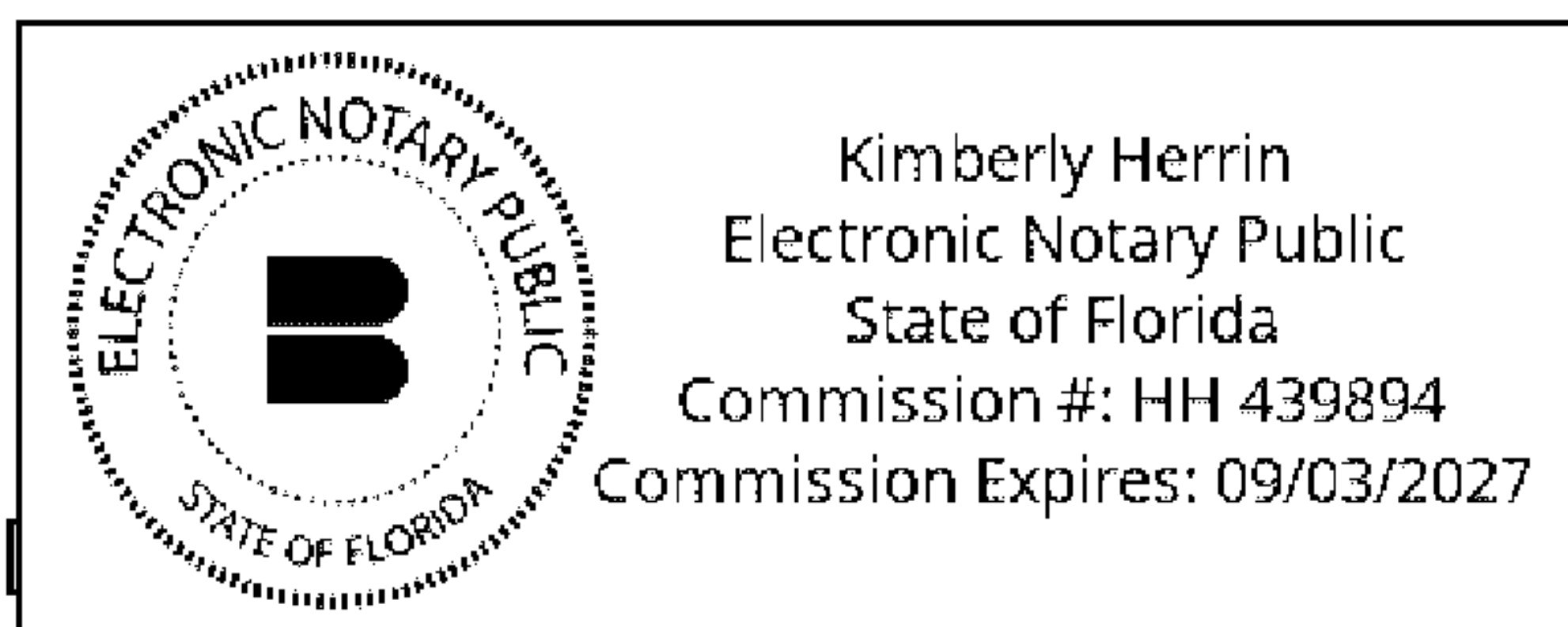


Witness Signature Kimberly Herrin
Witness Name: _____
Address: 2905 Great Abaco Way
Bradenton, FL 34208

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [Notary choose one] _____ physical presence or ☒ remote online notarization, this 24th day of June 2026, by SALLY CUTLER, an unremarried widow, who is {Notary choose one} _____ personally known to me or ☒ who has produced passport as identification.

Notarized online using audio-video communication technology




Notary Signature: _____
Name: Kimberly Herrin
Date of Expiration of Commission: 09/03/2027