

7/7/2026 11:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516400

Doc Stamp-Deed: \$45,500.00

Consideration: \$6,500,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49574-001

Property Appraiser's Parcel ID No.: 2036110003
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of July, 2026, by and between **Arthur F. Hall, IV and Karen M. Hall, husband and wife**, whose address is **615 Tremont Street, Unit 1, Boston, MA 02118** (hereinafter "GRANTOR"), and **Hugh Cameron Johnson, an unmarried man, and Irina Zub, an unmarried woman, as joint tenants with full rights of survivorship**, whose address is **1541 Bay Point Drive, Sarasota, FL 34236** (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:

LOT 7, BAYPOINT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 201, 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.

{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:

(1) Gabrielle Bonafino
Printed Name Gabrielle Bonafino
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

GRANTOR:

Arthur F. Hall, IV
Arthur F. Hall, IV

Karen M. Hall
Karen M. Hall

(2) Samantha M. Bo
Printed Name Samantha M. Bo
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th day of June, 2026, by Arthur F. Hall, IV and Karen M. Hall, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

Samantha M. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

