

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093709 3 PG(S)**

7/9/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517853

This Instrument Prepared by, and Return to:

Eric R. Hoonhout, Esquire

Hoonhout Law, Chartered

1219 S. East Ave., Suite 202

Sarasota, FL 34239

Doc Stamp-Deed: \$5,250.00

Purchase Price: \$750,000.00

Documentary Stamps: \$3,750.00

Recording Cost: \$27.00

Parcel ID Number: 2010022029 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 8th day of July, 2026, by **Marino Sidney Basadur, Individually and as Trustee of THE MARINO SIDNEY BASADUR TRUST, U/A/D MARCH 17 2004, AS AMENDED** (the "Grantor"), whose post office address is 1850 Old Waterdown Road, Burlington ON, L7P 0T2, CANADA, to **George L. Xanders, III and Ann L. Xanders, as Co-Trustees of THE XANDERS FAMILY TRUST U/A/D MARCH 14, 2018, 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 13321 North Eastshore Drive, Syracuse IN 46567.

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 502, SUNSET TOWERS, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 1380, Pages 1411 through 1472, inclusive; Amended in Official Records Book 1855, Pages 1007 through 1016, inclusive; Amended in Official Records Book 1928, Pages 1577 to 1578; and as per plat thereof recorded in Condominium Book 14, Pages 41 through 41G, 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.

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

WITNESSES:

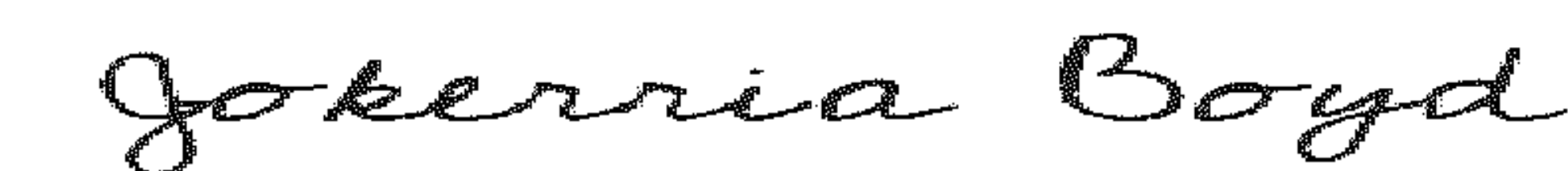
THE MARINO SIDNEY BASADUR TRUST,
U/A/D MARCH 17 2004, AS AMENDED



Witness Signature
Witness Name: Kimberly Easy
Address: 13009 Thomasville Cir
Tampa, FL 33617



By: Marino Sidney Basadur
As Its: Trustee



Witness Signature
Witness Name: Jokerria Boyd
Address: 11232 Boyette Rd
Riverview, FL 33569



Witness Signature
Witness Name: Kimberly Easy
Address: 13009 Thomasville Cir. Tampa FL 33617



Marino Sidney Basadur, Individually



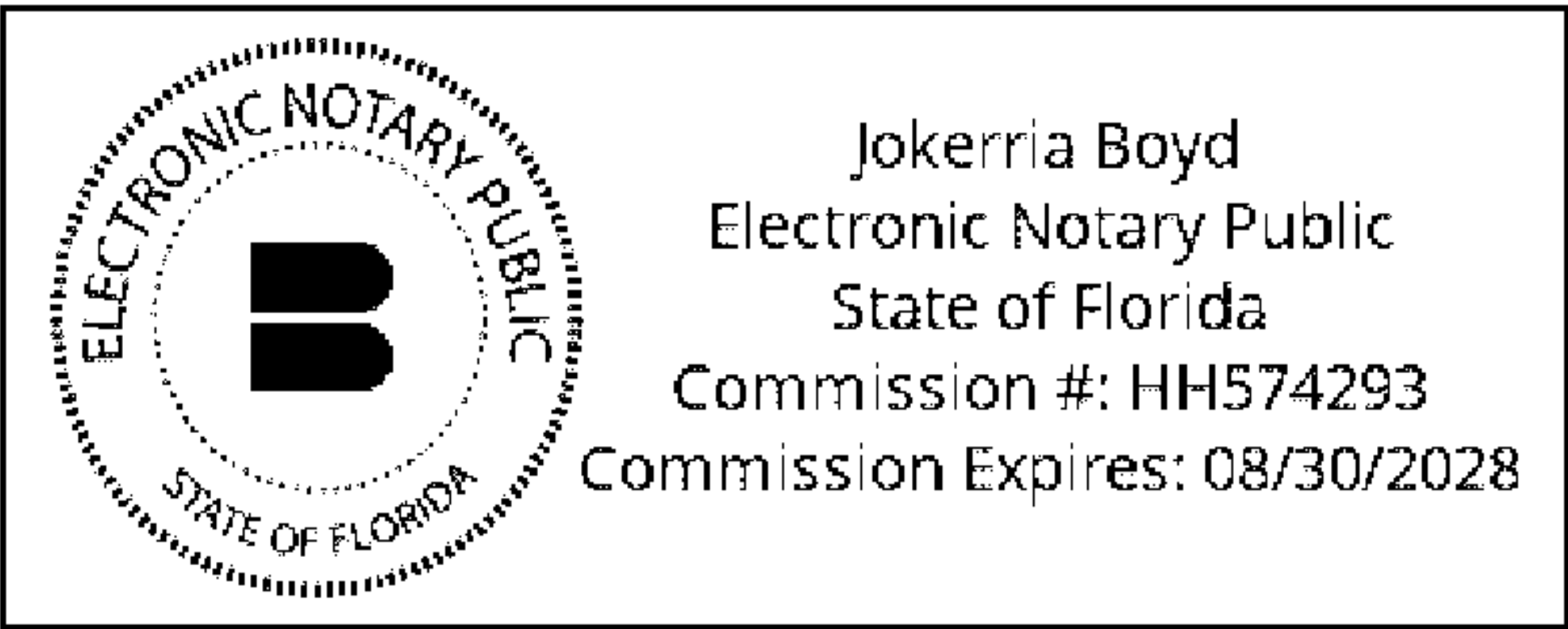
Witness Signature
Witness Name: Jokerria Boyd
Address: 11232 Boyette Rd
Riverview, FL 33569

[Notary Page Follows]

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ ^{g5} Hillsborough

The foregoing instrument was acknowledged before me by means of [Notary choose one] _____ physical presence or ✓ remote online notarization, this ~~7th~~ ^{8th} day of July 2026, by Marino Sidney Basadur, Individually and as Trustee of THE MARINO SIDNEY BASADUR TRUST, U/A/D MARCH 17 2004, AS AMENDED, on behalf of the said trust, 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: Jokerria Boyd
Name: Jokerria Boyd
Date of Expiration of Commission: 08/30/2028

[PLACE NOTARIAL STAMP]