

Consideration: \$490,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-543

7/13/2026 11:49 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518797

Doc Stamp-Deed: \$3,430.00

Property Appraiser's Parcel ID No.: Property 1:
0758-06-0039

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of July, 2026, by and between **KAREN A. SUTER, a married woman joined by her spouse, JEFFERY CLINTON RIDINGS, INDIVIDUALLY, AND AS TRUSTEE OF THE KAREN A. SUTER REVOCABLE TRUST DATED OCTOBER 28, 2016**, whose address is **21001 Frostproof Way, Venice, FL 34293** (hereinafter "GRANTOR"), and **JOSEPH P. HONAKER AND SABRINA ELLIS HONAKER, husband and wife**, whose address is **12240 Stuart Drive, Venice, FL 34293** (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 1216, GRAND PALM, PHASE 3A(B), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 14, 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.

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 Grantee.

(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) Diane Morkel
Printed Name Diane Morkel
P.O. Address 400 Barcelona Ave.
Venice, FL 34285

**KAREN A. SUTER, INDIVIDUALLY, AND AS
TRUSTEE OF THE KAREN A. SUTER
REVOCABLE TRUST DATED OCTOBER 28,
2016**

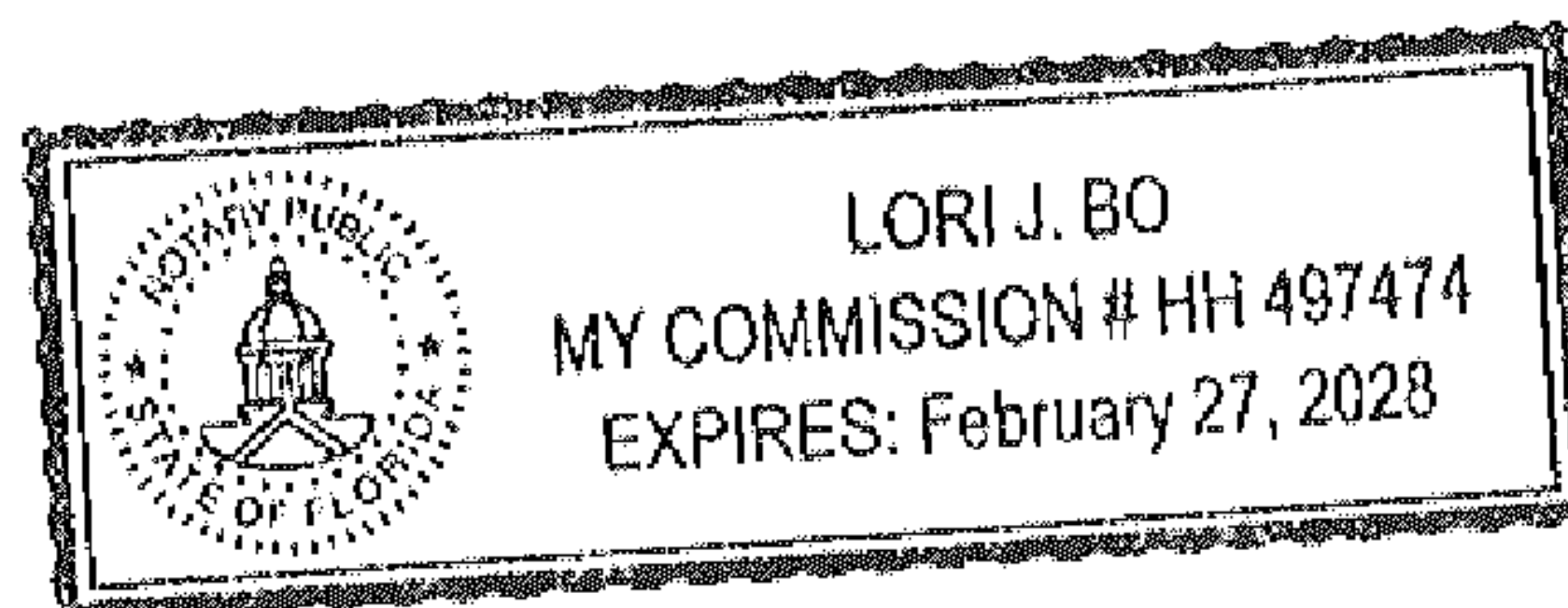
Karen A Suter
**Karen A. Suter, Individually, and as Trustee
aforesaid**

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of July, 2026, by Karen A. Suter, Individually, and as Trustee of The Karen A. Suter Revocable Trust dated October 28, 2016, () who is personally known to me or (X) who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public



Print, Type/Stamp Name of Notary

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) Diana Merkel
Printed Name Diana Merkel
P.O. Address 400 Barcelona Ave.
Venice, FL 34285

Jeffery Clinton Ridings

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of July, 2026, by Jeffery Clinton Ridings, () who is personally known to me or (X) who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

