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INSTRUMENT # 2026095860 2 PG(S)

7/14/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519727

CONSIDERATION: \$325,000.00

DOC TAX: \$2,275.00

RECORD: \$ 18.52

PARCEL ID NO.: 0171061018

Doc Stamp-Deed: \$2,275.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 14th day of July 2026, by and between **LORI LOUISE CARAMANIAN, an unmarried woman, and BARBARA JEAN CARAMANIAN, an unmarried woman**, hereinafter referred to as Grantor, whose post office address is 131 Wood Avenue, Salida, CO 81201, and **MARY CHRISTINE STERMER and THOMAS MICHAEL STERMER, wife and husband**, hereinafter referred to as Grantee, whose post office address is PO Box 249, Roundhead, OH 43346.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 602, Fair Winds Condominium Village (formerly known as Fair Winds Condominium Village Section Two), a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 823, Page 727 and amendment recorded in Official Records Book 1926, Page 920, as thereafter amended, and as per Plat thereof recorded in Condominium Book 3, Page 39, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: Erin Fussell

Witness Address: 2363 Hernando Road
North Port, FL 34287


Witness Name: Antania Hester

Witness Address: 760 Gleneagles Drive
Fort Washington, Maryland 20744

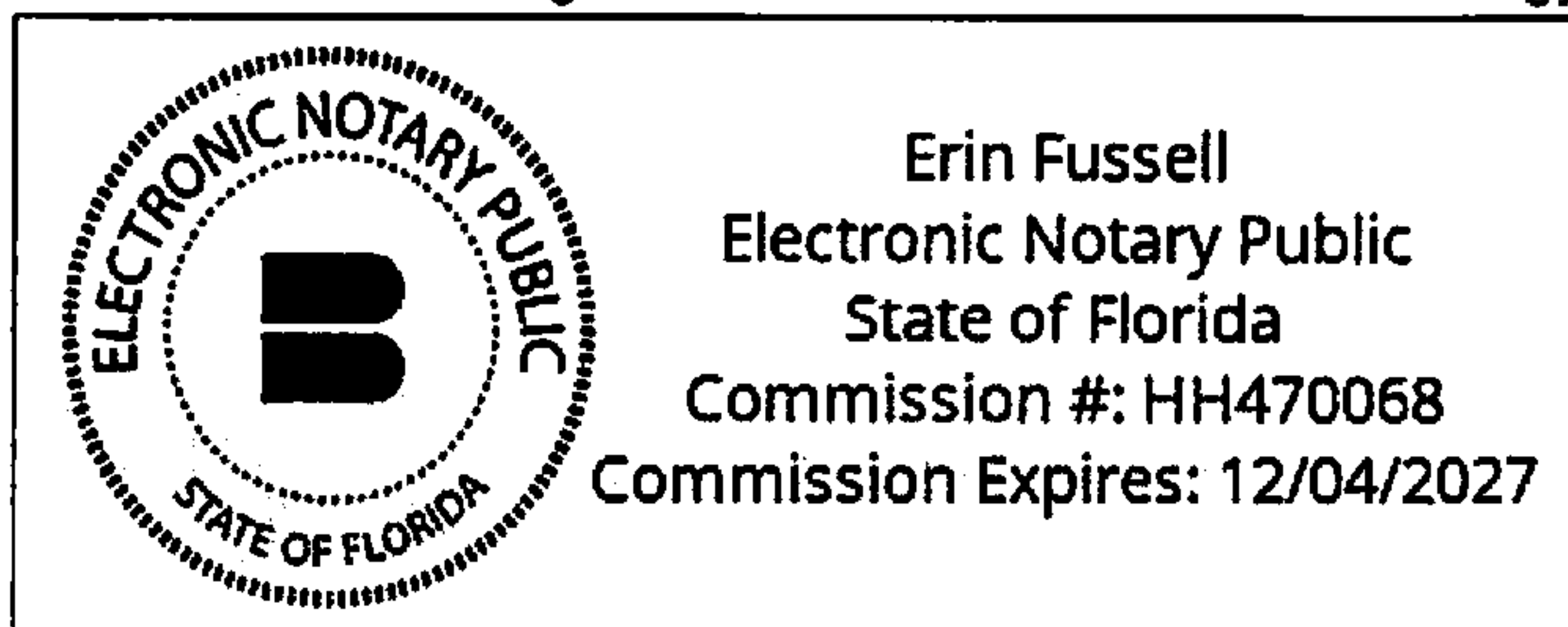

LORI LOUISE CARAMANIAN

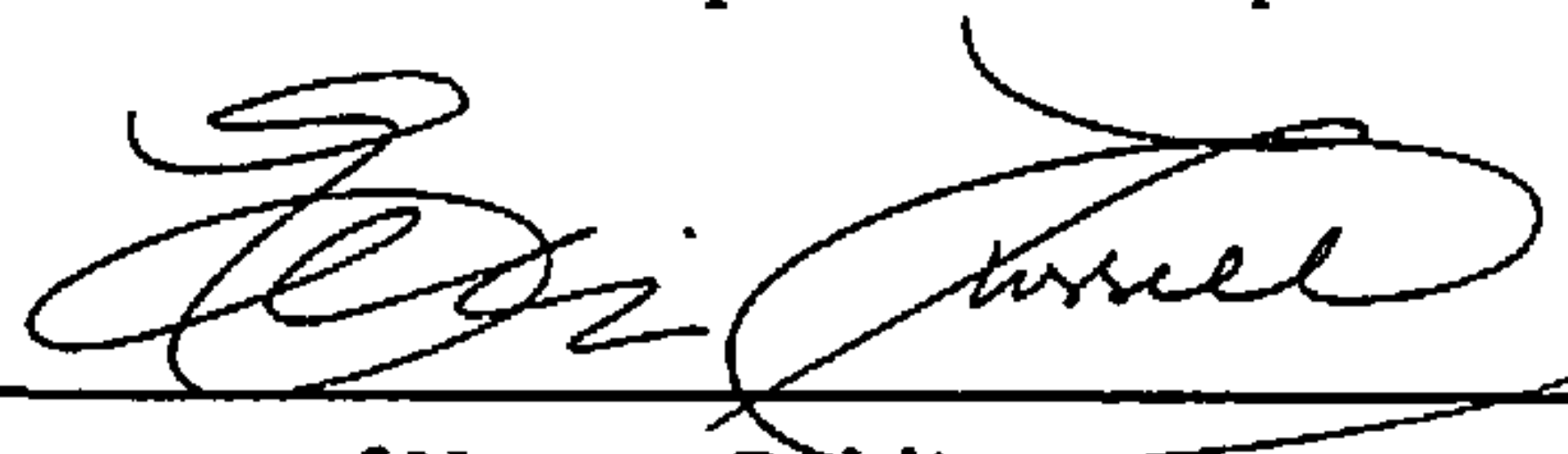
BARBARA JEAN CARAMANIAN

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 11 day of July 2026 by LORI LOUISE CARAMANIAN and BARBARA JEAN CARAMANIAN, who are personally known to me or who have produced U.S. Passports as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notarized online using audio-video communication technology




Signature of Notary Public
Erin Fussell
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 12-04-2027