

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095943 2 PG(S)
July 14, 2026 04:32:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration: \$1,500,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$10,500.00 ✓

Doc Stamp-Deed: \$10,500.00


Prepared by and Return To:


DUNLAP & MORAN
ATTORNEYS AT LAW

✓ Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25398-1

WARRANTY DEED

This Warranty Deed is made by **Nicholan Martin and James Edward Martin, wife and husband**, hereinafter referred to as "Grantor," to **Timothy C. Hanna**, whose address is: 128 Golden Gate Point #301B, Sarasota, FL 34236, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 301, Building B, VISTA BAY POINT, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004063935, and all amendments thereto, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 2010087010.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

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 not set forth herein.

Executed on the 13 day of July, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Witness 1 Signature

Witness 1 Printed Name:

Scott W. Dunlap

Witness 1 Address:

82 S. Links Ave
Sarasota FL 34236

As to all Grantors

Witness 2 Signature

Witness 2 Printed Name:

Nikki Taylor

Witness 2 Address:

1350 Main St. Ste 200

Sarasota, FL 34230

As to all Grantors

GRANTOR:

Nicholan Martin

7515 Eaton Court
Bradenton, FL 34201

James Edward Martin

7515 Eaton Court
Bradenton, FL 34201

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on July 13, 2026, by **Nicholan Martin and James Edward Martin.**

Personally known

or Produced Identification

Type of Identification Produced

Notary Public

Print Name: Scott W. Dunlap

My Commission Expires:

