

Consideration: \$535,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49803-001

7/16/2026 4:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520891

Property Appraiser's Parcel ID No.: 0170111175

Doc Stamp-Deed: \$3,745.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of July, 2026, by and between **DAVID M. HENRY AND STEPHEN D. HENRY, INDIVIDUALLY AND AS CO-TRUSTEES OF THE JOHN D. HENRY TRUST U/A/D OCTOBER 29, 1998**, whose address is **247 Laws Brook Road, 101, Concord, MA 01742** (hereinafter "GRANTOR"), and **SCOTT JOHNSON AND HEATHER JOHNSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **733 Loma Bonita Drive, Davenport, FL 33837** (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:

UNIT 175, THE INLETS, SECTION FIVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1666, PAGES 1811 THROUGH 1850, INCLUSIVE, AND AS AMENDED AT OFFICIAL RECORDS BOOK 1700, PAGE 1572, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 22, PAGES 11 AND 11A THROUGH 11C, INCLUSIVE, 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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it continuous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees 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(s).

(acknowledgment signatures on following page)

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Amanda Marchant*
Printed Name Amanda Marchant
P.O. Address 52 Main St
Concord, MA 01742

(2) *[Signature]*
Printed Name Matthew Chacome
P.O. Address 52 Main St.
Concord, MA 01742

GRANTOR:

Stephen D. Henry, Individually and as Co-Trustee of the John D. Henry Trust u/a/d October 29, 1998

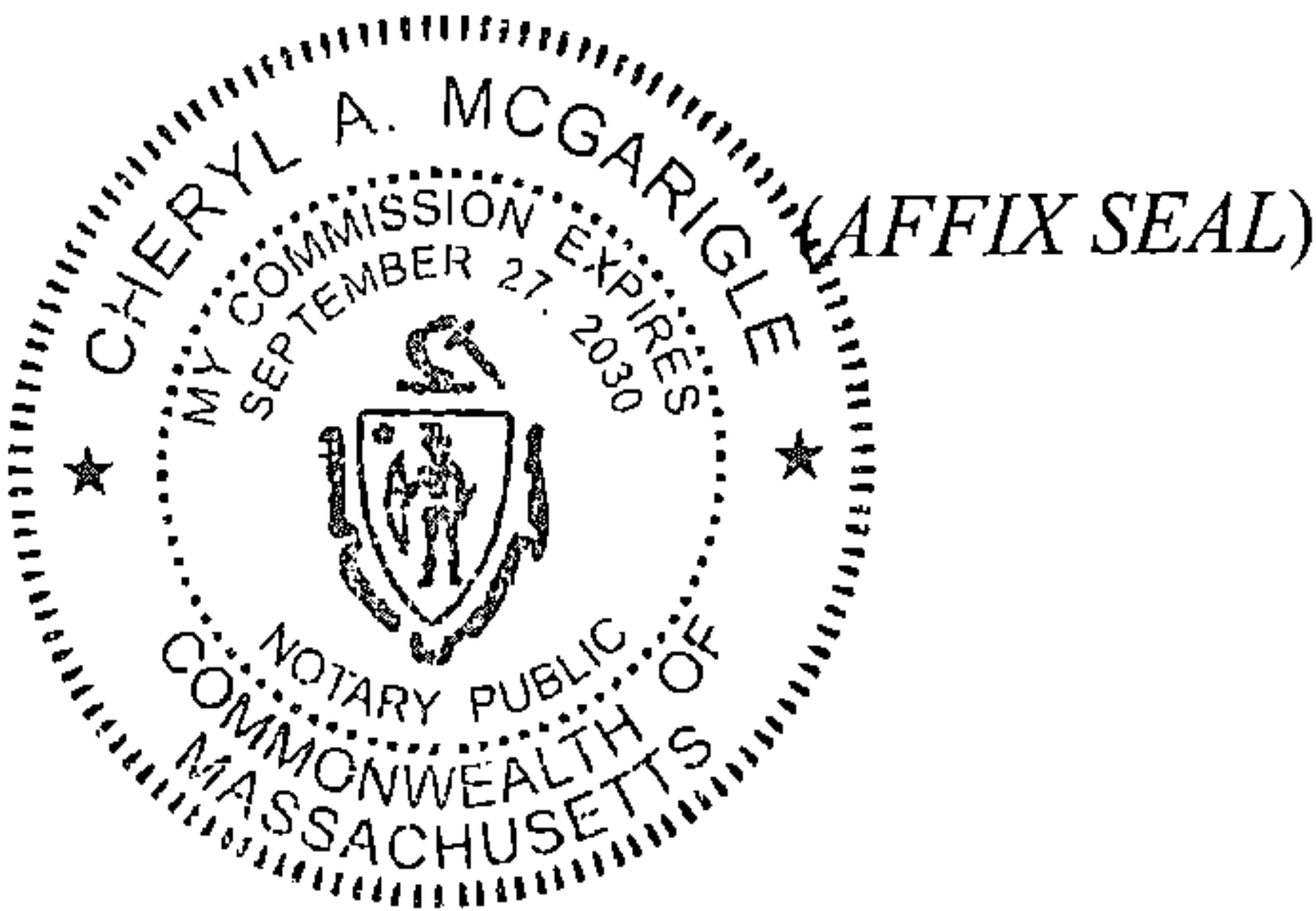
[Signature]
Stephen D. Henry, Individually and as Co-Trustee aforesaid

STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 8th day of July, 2026, by Stephen D. Henry, Individually and as Co-Trustee of the John D. Henry Trust u/a/d October 29, 1998, (☐) who is/are personally known to me or (☒) who has/have produced MA Driver's License as identification.

[Signature]
Signature of Notary Public

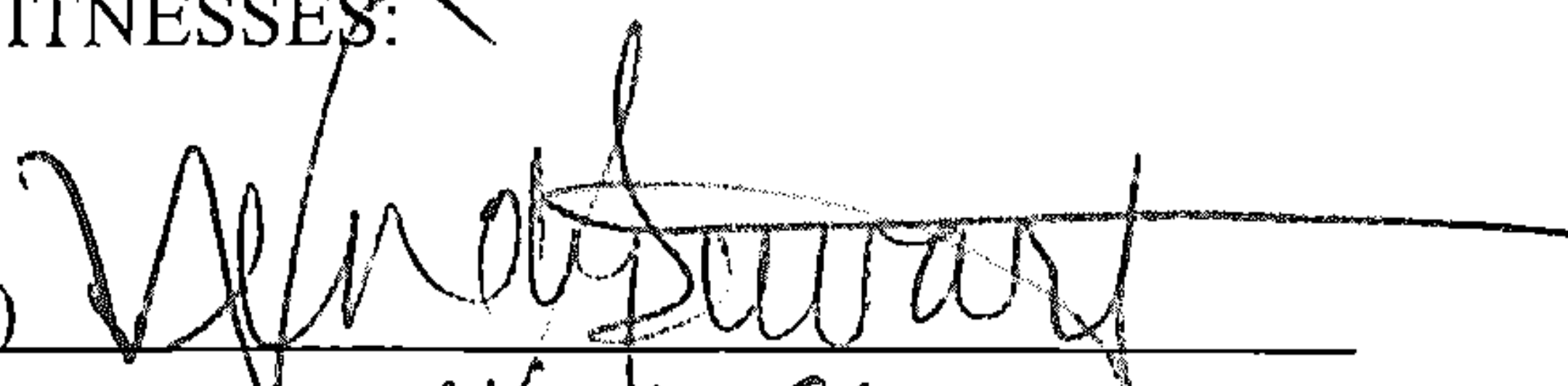
Cheryl A. McGarigle
Print, Type/Stamp Name of Notary

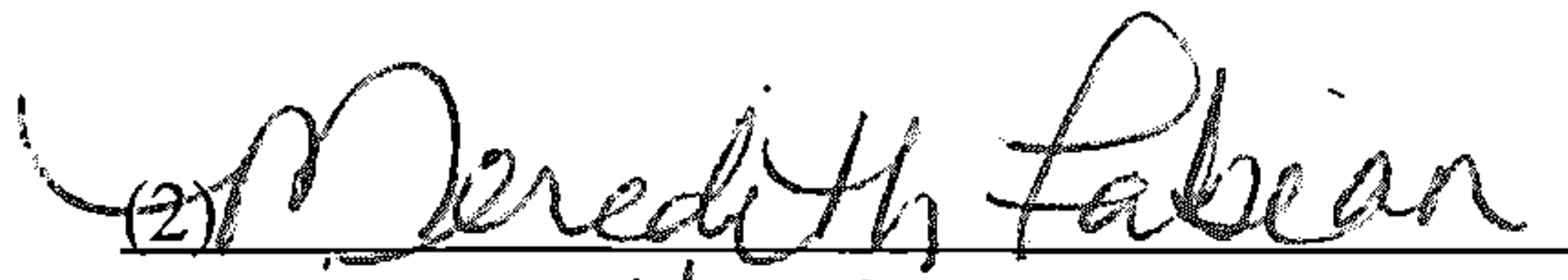


IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Wendy Stewart
P.O. Address 27 South Main St
Rutland VT 05701

(2) 
Printed Name Meredith Fabian
P.O. Address 27 South Main St
Rutland, VT 05701

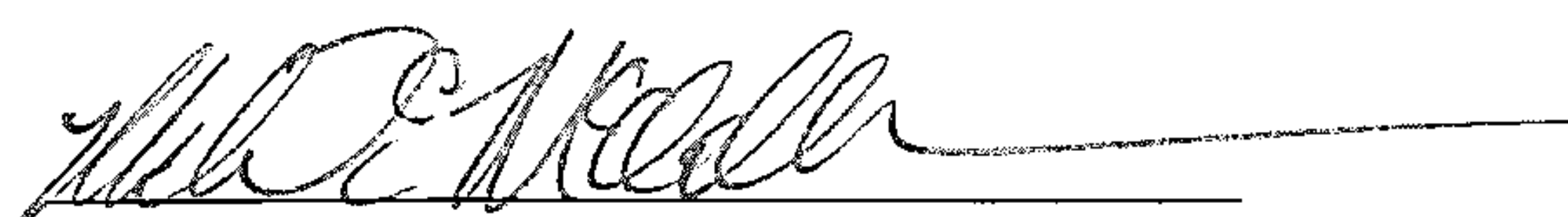
GRANTOR:

**David M. Henry, Individually and as Co-Trustee
of the John D. Henry Trust u/a/d October 29,
1998**


**David M. Henry, Individually and as Co-Trustee
aforesaid**

STATE OF Vermont
COUNTY OF Rutland
8th JEM 7/8/26

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15th day of July, 2026, by David M. Henry, Individually and as Co-Trustee of the John D. Henry Trust u/a/d October 29, 1998, (☒) who is/are personally known to me or (☐) who has/have produced _____ as identification.


Signature of Notary Public

(AFFIX SEAL)

Print, Type/Stamp Name of Notary

MICHAEL E. MCCLALLEN, ESQ.
Notary Public, State of Vermont
Commission No. 0003411
My Commission Expires 1/31/27