

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097523 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0002141122

Our File No.: 83-26-0278

7/17/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521119

Doc Stamp-Deed: \$2,205.00

WARRANTY DEED

This Warranty Deed made this 15th day of July, 2026 by Scott M. Bonser and Donna J. Bonser, a married couple, whose mailing address is 5336 87th St. W, Bradenton, FL 34210, hereinafter called the grantor(s), to Sasha Bernier, an unmarried person, whose post office address is 3810 Gulf of Mexico Dr #206, Longboat Key, FL 34228, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Unit F-206, BEACH HARBOR CLUB, A Condominium, according to the Declaration of Condominium recorded in Official Record Book 854, Pages 1080 through 1114, inclusive, and all amendments thereto, and as per plat thereof recorded in Condominium Plat Book 4, Pages 13, 13A through 13M, inclusive, as amended in Condominium Plat Book 6, Pages 8, 8A through 8B, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

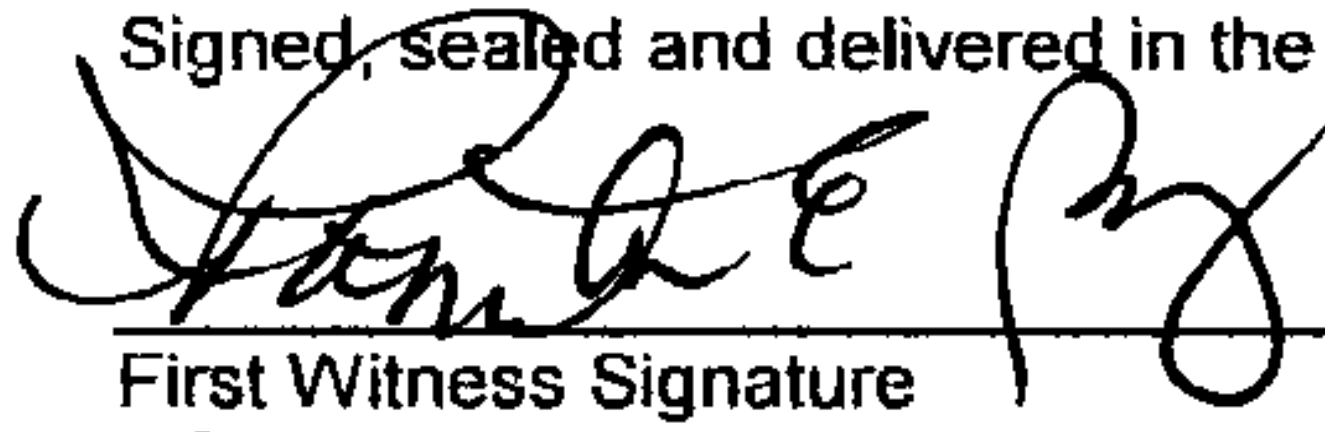
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

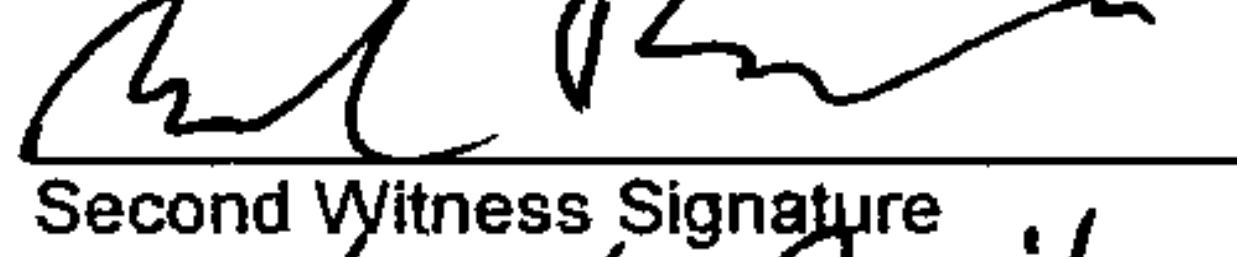
Signed, sealed and delivered in the presence of:


First Witness Signature

PAMELA E. BAILEY
Printed Signature

5215 BIMINI DRIVE
BRADENTON, FL 34210

Address of First Witness

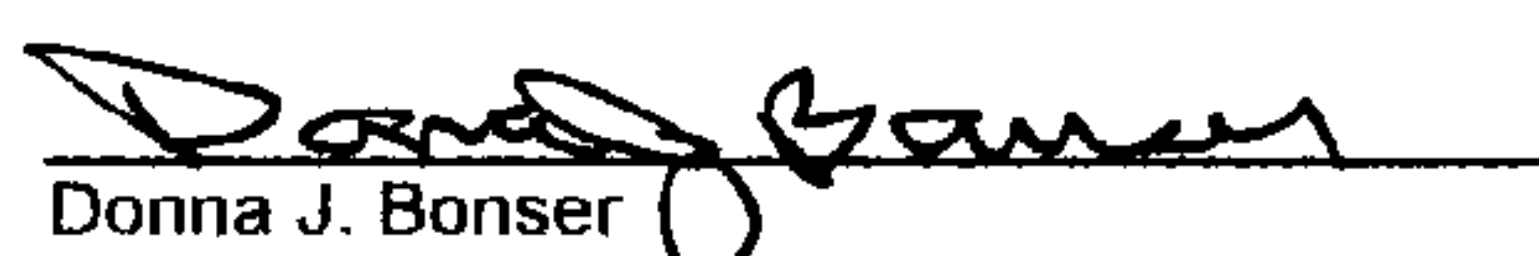

Second Witness Signature

Michael Bailey
Printed Signature

5215 Bimini Drive
Bradenton FL 34210

Address of Second Witness


Scott M. Bonser


Donna J. Bonser

State of Florida

County of MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 3rd day of July, 2026 by Scott M. Bonser and Donna J. Bonser, who has produced
FL DL# B526-743-58-329-0 as Identification or is personally known to me to be the persons therein.
FL DL# B526-170-60-823-0


Notary Public, State of Florida

My commission expires: 11-20-2028
Seal



STEPHANIE LIRA
Commission # HH 614829
Expires November 20, 2028