

Consideration: \$500,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49917-001

8/12/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531893

Doc Stamp-Deed: \$3,500.00

Property Appraiser's Parcel ID No.: 0079121033

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 11th day of August, 2026, by and between **JANICE S. BORING, INDIVIDUALLY AND AS TRUSTEE OF THE JANICE S. BORING TRUST DATED OCTOBER 29, 2002**, whose address is **730 South Osprey Avenue, 217, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **JOSEPH B. HULL AND YVONNE DONALDSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose address is **7181 Old Redbud Court, Columbus, OH 43235** (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 Q-1, SEA VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 967, PAGE 1002, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE(S) 42 AND 42A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 contiguous 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)

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)

Printed Name

P.O. Address

Janie Ebling
3700 S. Tamiami Trl.
Sarasota, FL 34239

Janice S. Boring, Individually and as Trustee of
the Janice S. Boring Trust dated October 29,
2002

By:

Janice S. Boring
Janice S. Boring, Individually and as trustee
aforesaid

(2)

Printed Name

P.O. Address

Halie Monde
Halie Monde
3700 S. Tamiami Trl.
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 10 day of August, 2026, by Janice S. Boring, Individually and as Trustee of the Janice S.
Boring Trust dated October 29, 2002, ☐ who is/are personally known to me or ☒ who has/have produced
Indiana Dr. Lic. as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

