

8/18/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534079

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Bahia Title LLC.

Belem Del Castillo Schmidt

2904 W. Bay to Bay Blvd.

Tampa, FL 33629

Doc Stamp-Deed: \$4,340.00

Parcel/Folio No: 0012041038

WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2026, by **Sarah W. Samaha**, Individually and as Trustee of the Sarah W. Samaha Living Trust dated 02/01/1994, whose address is 418 Sunset Hill Road, Sugar Hill, NH 03586, ("Grantor"), in favor of **Sarah Boe and Eric Boe**, Wife and Husband, as Tenants by the Entirety, whose address is 3513 West Corona Street, Tampa, FL 33629 ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described as follows:

Unit 207, Building B, of Bay Harbour Apartments, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 862, Page(s) 1, re-recorded in Official Records Book 865, Page 1, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.

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

SUBJECT TO real estate taxes for 2026 and all subsequent years, and easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

GRANTOR represents and warrants that the premises is neither its homestead or residence or a member of its family, nor is the premises adjacent to the homestead or residence of itself or a member of its family.

[SIGNATURES ON THE FOLLOWING PAGES]

[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

GRANTOR:

Sarah W. Samaha, Individually and as Trustee of The Sarah W. Samaha Living Trust dated 02/01/1994

By: *Sarah W. Samaha*
Sarah W. Samaha, Individually and as Trustee of the Sarah W. Samaha Living Trust dated 02/01/1994

Linda A. Blaklee
WITNESS
PRINT NAME: Linda A. Blaklee

PO Box 248
Concord, VT 05034
WITNESS 1 ADDRESS

Hannah Hodgdon
WITNESS
PRINT NAME: Hannah Hodgdon

1058 Old Franconia Rd.
Bethlehem NH 03574
WITNESS 2 ADDRESS

STATE OF New Hampshire
COUNTY OF Grafton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2026, by **Sarah W. Samaha**, Individually and as Trustee(s) of the Sarah W. Samaha Living Trust dated 02/01/1994, ☒ who is/are personally known to me or ☐ who has/have produced a Valid Photo ID as identification.

Hannah Hodgdon
Signature of Notary Public

Hannah Hodgdon
Print, Type/Stamp Name of Notary

