

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117073 2 PG(S)

8/27/2026 12:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538029

PREPARED BY AND RETURN TO:
DAVID P. BUCKLEY, JR.
BUCKLEY FINE, LLC
201 S. GROVE AVENUE, 4TH FLOOR
BARRINGTON, IL 60010
(847) 381-0011

Doc Stamp-Deed: \$0.70

Parcel Identification No.
0129-01-2001

Consideration: This is a Special Warranty Deed from Grantor to Grantor's Living Trust, and is therefore exempt from documentary stamp tax pursuant to Rule 12B-4.013(28)(a).

SPECIAL WARRANTY DEED

This indenture, Made this 27 day of August, 2026 by CRAIG LINN and ANNE LINN, Husband and Wife, as GRANTORS*, whose address is 915 N. Sheridan Road, Waukegan, Illinois 60085 and ANNE C. LINN and CRAIG M. LINN, Trustees of the ANNE C. LINN DECLARATION OF TRUST DATED AUGUST 2, 2012, and any amendments thereto, conferring upon said Trustee full power and authority to protect, conserve and to sell, lease or encumber, or otherwise to manage and dispose of the real property in accordance with Florida Statute 689.07(1) as GRANTEES*, whose address is 8600 Midnight Pass Road, #201, Sarasota, Florida 34242.

WITNESSETH, that grantors, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to them in hand paid by grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to grantees, their heirs and assigns forever, the following described land, situated, and being in Volusia County, Florida, to wit:

UNIT 201, HIDDEN LAGOON BEACH CLUB, A CONDOMINIUM
ADCCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN
OFFICIAL RECORDS BOOK 1794, PAGE 341 AND AMENDMENTS THERETO,
AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 24,
PAGE 32, AND AMENDMENTS THERETO, OF PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

Property Address: 8600 Midnight Pass Road, # 201, Sarasota, Florida 34242

Parcel Identification Number: 0129-01-2001

And Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

Subject to covenants, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Grantor warrants that this is not the Homestead property of Grantor nor contiguous to Grantors Homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining.

To have and to hold the same in fee simple forever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

This Deed has been prepared at the Grantors' request without examination of or legal opinion of title.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the date first above written.

Signed, sealed and delivered in our presence:

[Signature] [Signature]
Witness #1 sign name CRAIG LINN
Print name: Griselda Hampton

2441 N. Sheridan Rd. Waukegan, IL 60077
Witness #1 address
[Signature] [Signature]
Witness #2 sign name ANNE LINN
Print name: JOHN J. Rizzo

5548 Chassey Rd. Gurnee, IL
Witness #2 address

STATE OF ILLINOIS)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 27th day of August, 2026 by CRAIG LINN and ANNE LINN who are personally known to me or who have produced himself as identification.

Lisa Nancy Celmer
Notary Public
My Commission Expires 7/2027
