

Prepared by and return to:
Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6864

9/1/2026 2:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539892

Doc Stamp-Deed: \$1,162.00

Purchase Price: \$166,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$0.00
Parcel Identification No.: 0999204070

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this 1st day of September, 2026, between **Bethany Marie Hook, Individually and as Trustee of The Revocable Trust of Bethany Marie Hook, dated January 15, 2009, and any amendments thereto**, whose post office address is **1650 Vandekarr Road, Owosso, MI 48867**, Grantor, to **Jon Michael Farris and Margaret Jane Farris, husband and wife, as tenants by the entirety**, whose post office address is **5800 Sabal Trace Drive, Unit # 1202, North Port, FL 34287**, Grantees:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 1202, Building 12, LINKSIDE I, PHASE 12, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Instrument No. 1998073239, as amended in Official Records Instrument No. 2002176581, adding Phase 12, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Dineshwar Lall
Printed Name: Dineshwar Lall
P.O. Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

The Revocable Trust of Bethany Marie Hook,
dated January 15, 2009, and any amendments
thereto

By: *Bethany Marie Hook*
Bethany Marie Hook, Individually and as
Trustee

WITNESSES #2:

Jennifer Lall
Printed Name: Jennifer Lall
P.O. Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

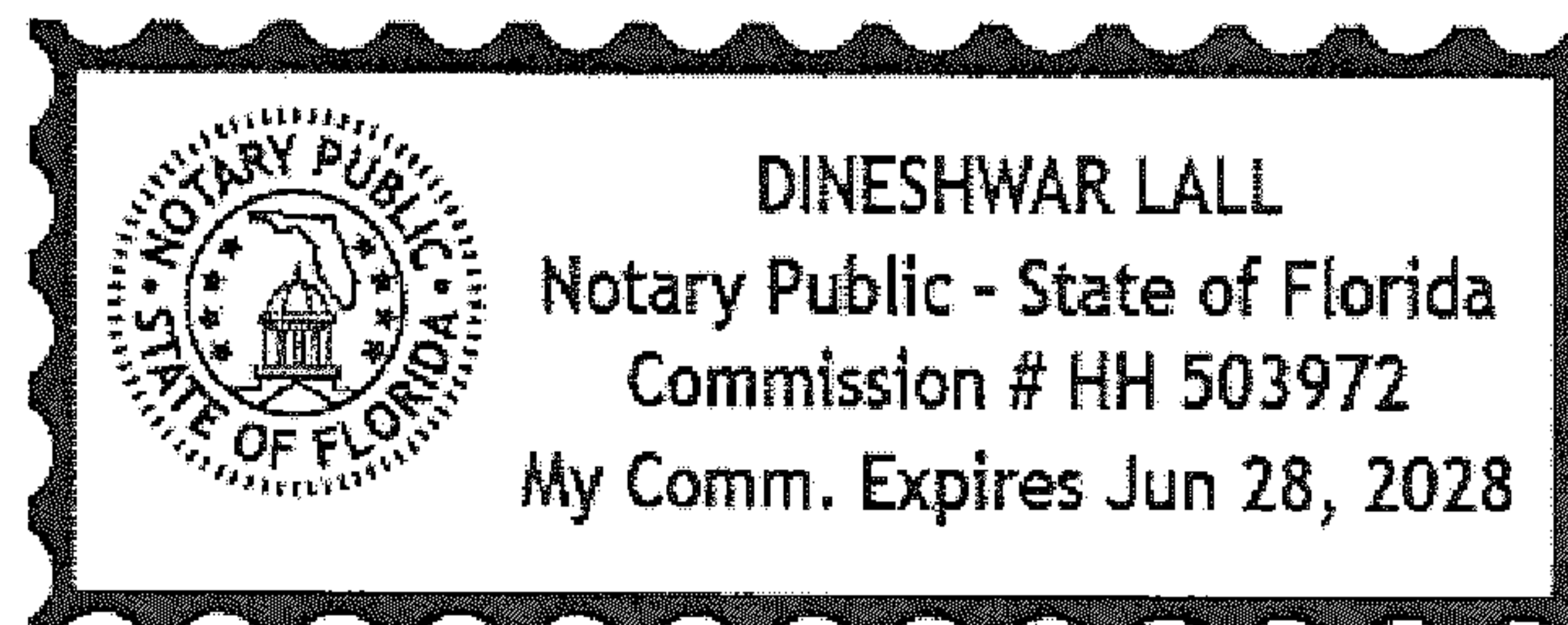
STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 31st day of August, 2026, by Bethany Marie Hook, Individually and as Trustee of The Revocable Trust of Bethany Marie Hook, dated January 15, 2009, and any amendments thereto, ☐ who is/are personally known to me or ☒ who has/have produced Drivers license as identification.

Dineshwar Lall
Signature of Notary Public

Dineshwar Lall
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



LINKSIDE I CONDOMINIUM AT SABAL TRACE ASSOCIATION, INC.

Certificate of Approval

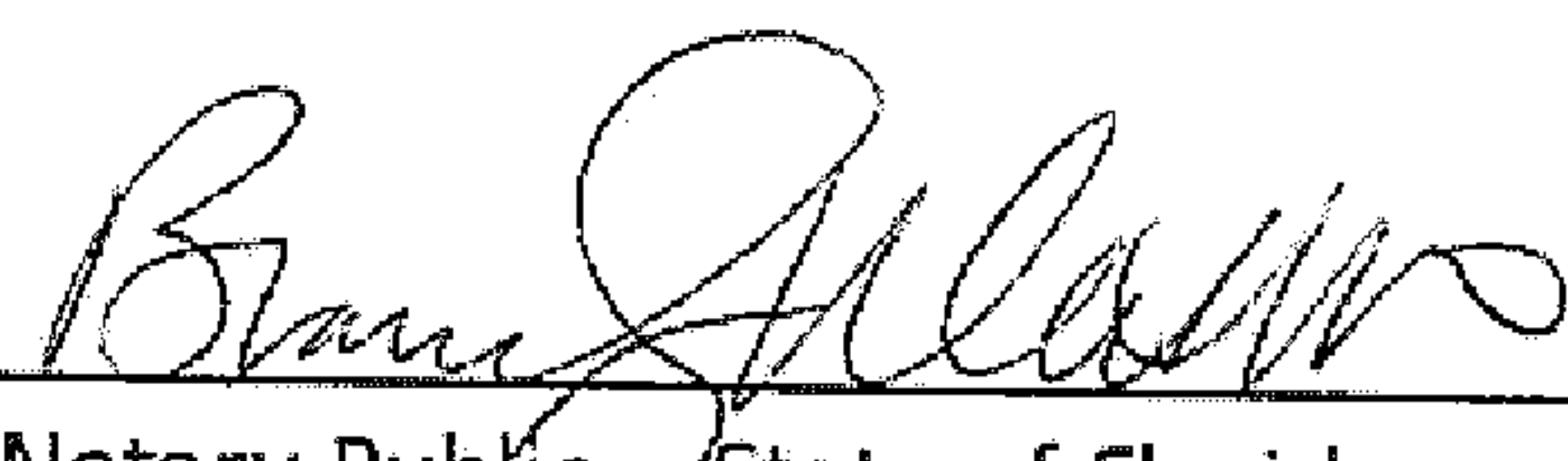
This is to certify that **Jon Farris and Margaret Farris** have been approved by **LINKSIDE I CONDOMINIUM AT SABAL TRACE ASSOCIATION, INC.**, a Condominium, as purchasers of the following described property in Sarasota County, Florida: **5800 Sabal Trace Drive #1202, North Port, FL 34287** according to the Declaration of Condominium recorded in Official Record Books and amendments thereto of the public records of Sarasota County, Florida. Such approval is given pursuant to the provisions stated in the Articles of the Declaration of Condominium.

Dated this 13 day of **August, 2026**

BY: 
Valerie Atwell
Community Association Manager

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

Sworn, subscribed and acknowledge before me by means of X physical presence or ___ online notarization this 13 day of **August, 2026**, by **Valerie Atwell**, as Manager of **Linkside 1 Condominium at Sabal Trace Association** who is X personally known to me or ___ who has produced _____ as identification and who did take an oath.


Notary Public – State of Florida

