

9/10/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543608

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Juan C. Villavoces, Esq.**
Our File Number: 330704-427007

Doc Stamp-Deed: \$4,795.00

Consideration: \$685,000.00
Doc Stamps: \$4,795.00
Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 10th day of September, 2026, by Mary Rawley and Chase Hurst Bonanno, individually and as Trustees of the Ann C. Hurst Revocable Trust U/A/D November 12, 2015, as amended and restated ("Grantor") to Augie Mimica, whose post office address is 770 South Palm Avenue, Unit 904, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT 904, EMBASSY HOUSE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1140, PAGE 1847, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 9, PAGES 27, 27A THROUGH 27F, INCLUSIVE, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2036032033.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does constitute the homestead property of Grantor, nor is it contiguous or adjacent thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign:

Witness#1 Print:

Franc Villaverde

Witness #1 Address:

240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign:

Witness#2 Print:

Witness #2 Address:

Katie Mellor
Katie Mellor
240 S Pineapple Ave
Sarasota FL 34236

Mary Rawley

Mary Rawley, individually and as Trustee of
the Ann C. Hurst Revocable Trust U/A/D
November 12, 2015, as amended and
restated

Address: 4945 Silkwood Drive
Sarasota, FL 34241

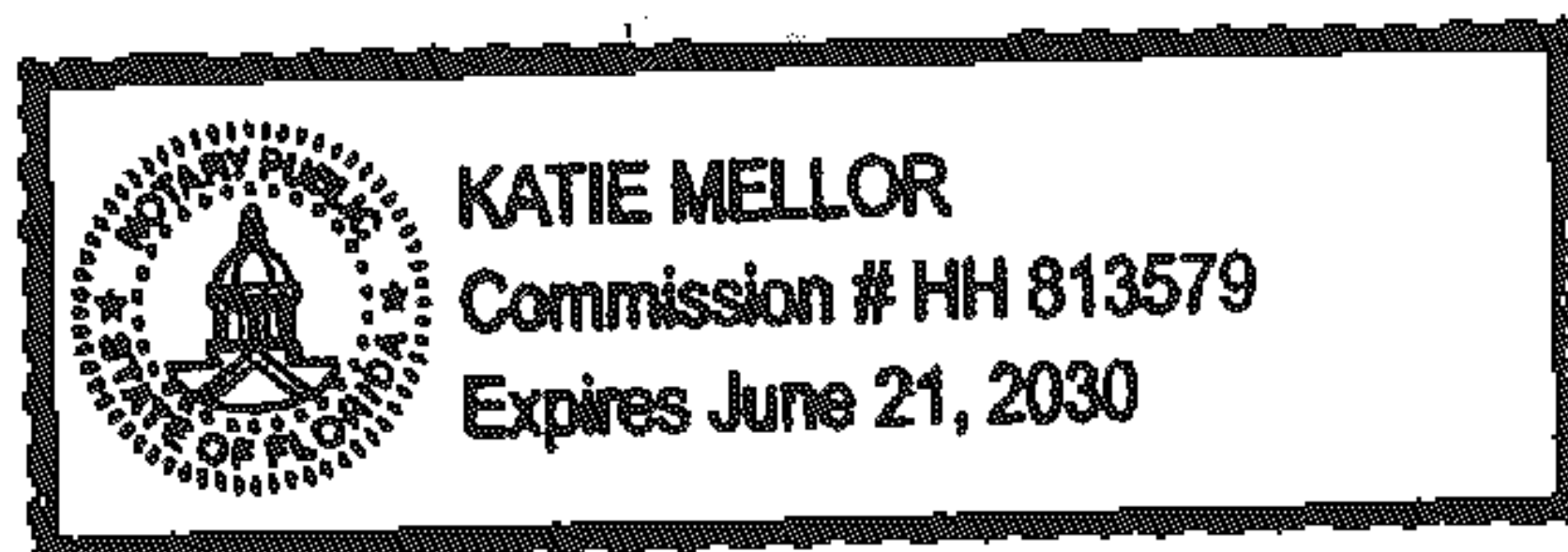
STATE OF

Florida

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 10th day of September, 2026, by Mary Rawley,
individually and as Trustee of the Ann C. Hurst Revocable Trust U/A/D November 12, 2015, as
amended and restated.



Katie Mellor

Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known ☐ (OR) Produced Identification ☒
Type of identification produced FL DL

WITNESSES:

Witness#1 Sign: Analise Williams
Witness#1 Print: Analise Williams

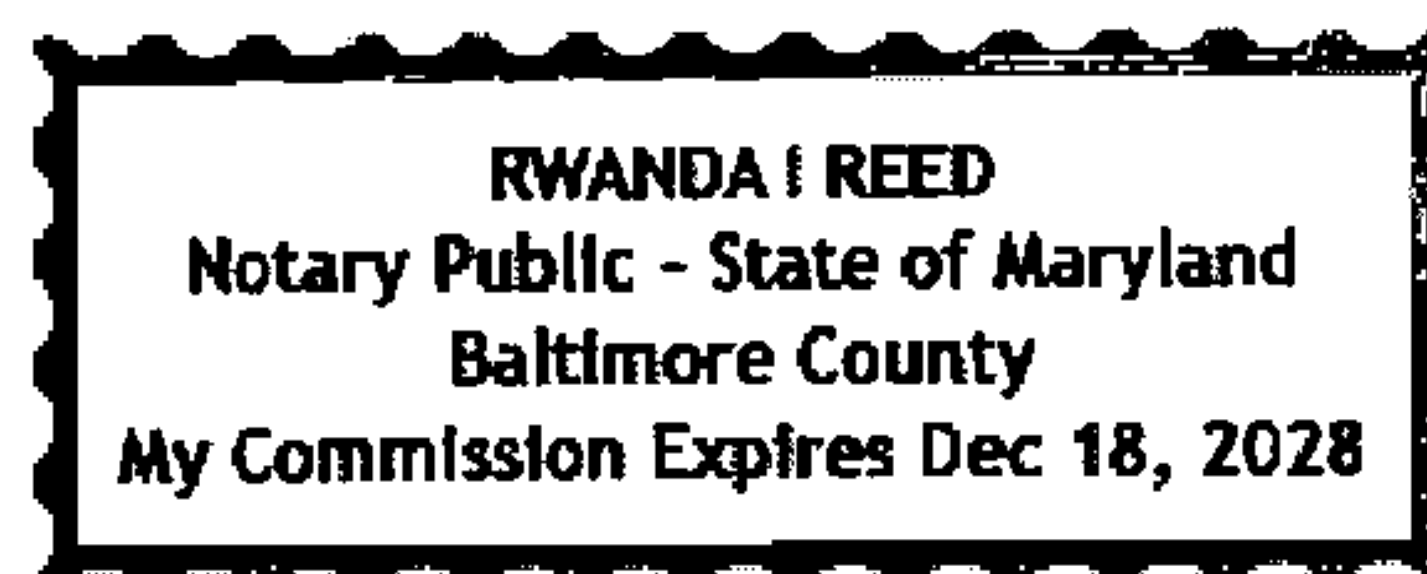
Witness #1 Address: 3033 Ohio Drive Frisco TX 75035

Witness#2 Sign: Rwanda L. Reed
Witness#2 Print: Rwanda L. Reed
Witness #2 Address: 15 Clairford ct Halethorpe MD 21227

Chase Hurst Bonanno
Chase Hurst Bonanno, individually and as
Trustee of the Ann C. Hurst Revocable Trust
U/A/D November 12, 2015, as amended and
restated
Address: 4945 Silkwood Drive
Sarasota, FL 34241

STATE OF Maryland
COUNTY OF Baltimore

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 10 day of September, 2026, by Chase Hurst Bonanno, individually and as Trustee of the Ann C. Hurst Revocable Trust U/A/D November 12, 2015, as amended and restated.



Rwanda L. Reed
Notary Public
Print Name: Rwanda I Reed
My Commission Expires: 12/18/2028

Personally Known (OR) Produced Identification ☒
Type of identification produced Drivers License

Completed via Remote Online Notarization using 2 way Audio/Video technology.