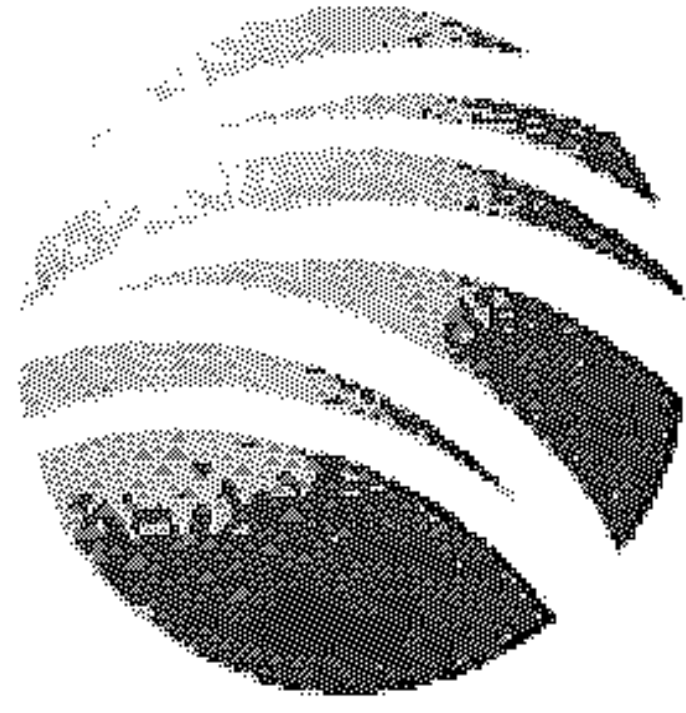




SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124756 2 PG(S)

9/14/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544517

Prepared by and Return to:

Lisa Southland
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750226-06092

Doc Stamp-Deed: \$2,187.50

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 11 day of September, 2024 by Diane K. Freestone and Thomas J. Surprise, Wife And Husband, hereinafter called the Grantor, to William Donald Gross and Beth Ann Gross, A Married Couple, whose post office address is: 8182 Bay Arbor Drive, Augusta, MI 49012, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 107, TARPON HOUSE, SIESTA HARBOR CONDOMINIUM APARTMENTS, Section Two, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 787, Pages 262 thru 276, and amendments thereto, as per Plat thereof recorded in Condominium Book 3, Pages 19 and 19-A thru 19-D, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel Identification Number: 0106154071

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS

Signed, sealed and delivered in our presence:

Susie Robinson
Witness: (Signature)

Printed Name Susie Robinson

Address 7447 Manatee Avenue W.
Bradenton, FL 34209

City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Lisa Southland

Address 7447 Manatee Avenue W.
Bradenton, FL 34209

City, State, Zip

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2026, by Diane K. Freestone, and Thomas J. Surprise,, who: ☐ is personally known to me or ☒ produced D.C. as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Lisa Southland
My Commission Expires:
Stamp/Seal:



LISA SOUTHLAND
Notary Public
State of Florida
Comm# HH353705
Expires 4/1/2027