

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125507 4 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0080-09-1011
Sales Price: \$410,000.00
File No.: 14977-L

9/15/2026 1:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3545174

Doc Stamp-Deed: \$2,870.00

WARRANTY DEED

THIS WARRANTY DEED is made this 15 day of September, 2026 by John H. Boll, Individually and as Trustee of the John H. Boll Trust dated April 24, 1995, as amended and restated and David P. Boll and Kathleen B. Boll, each Individually and as Trustees of the Boll Family Trust dated February 5, 2018, whose mailing address is 149 Big Pass Lane, Sarasota, FL 34242 (hereinafter referred to as the "Grantor") to Alex Gutierrez whose mailing address is 4942 Commonwealth Drive, Sarasota, FL 34242 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the 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, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

SAID PROPERTY is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

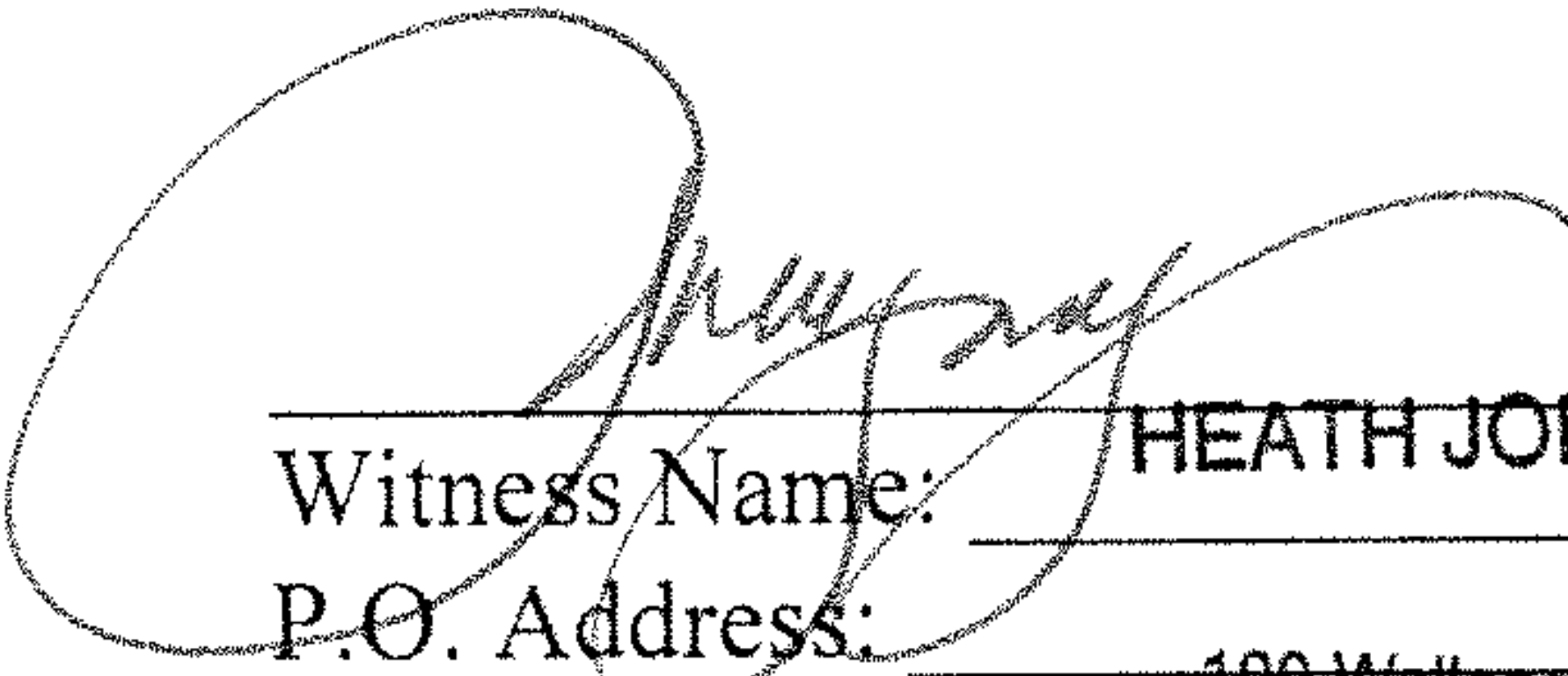
AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend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

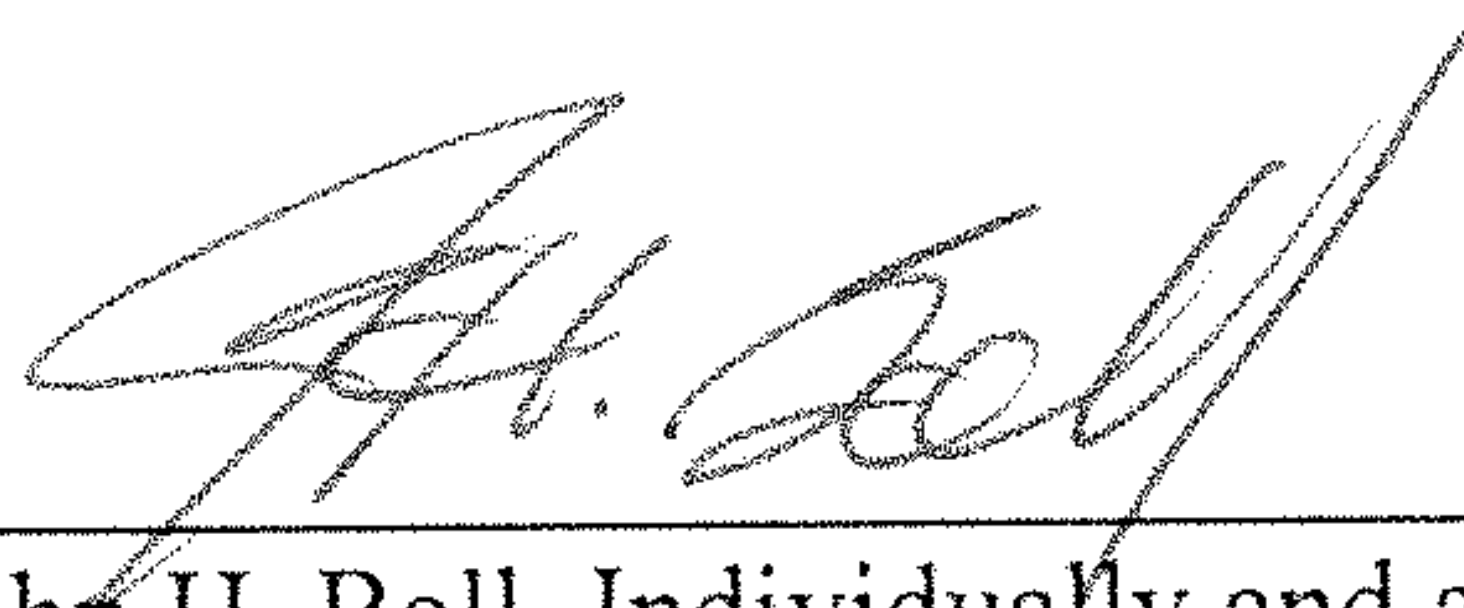
{signature page follows}

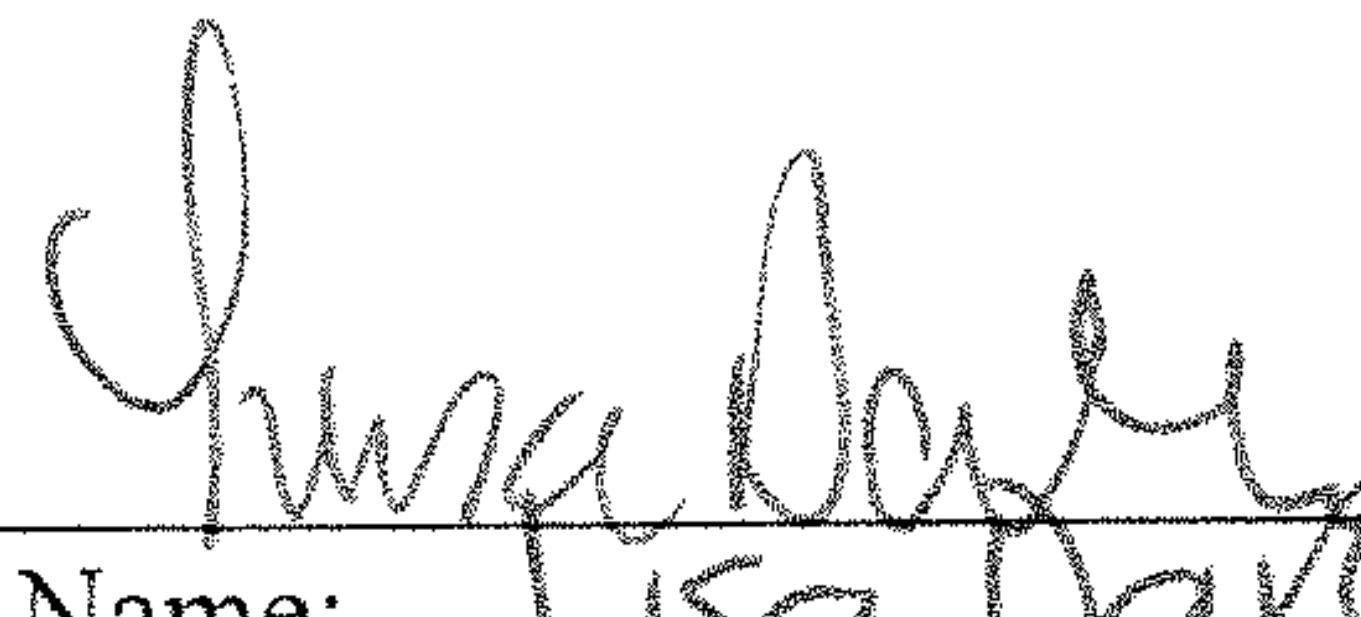
IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

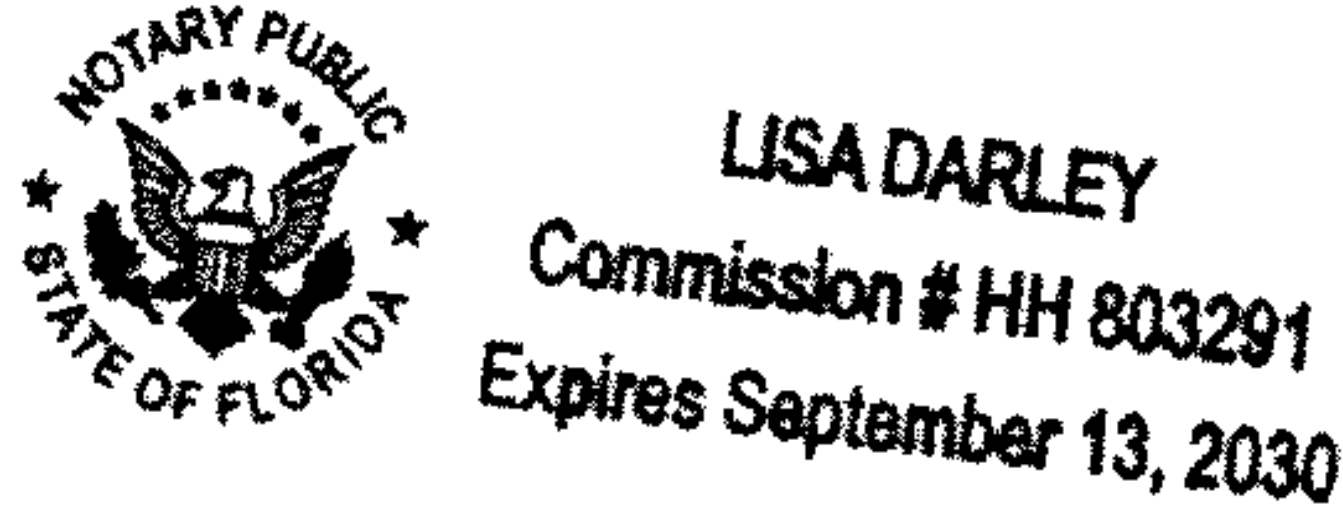
Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: HEATH JORGENSON
P.O. Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

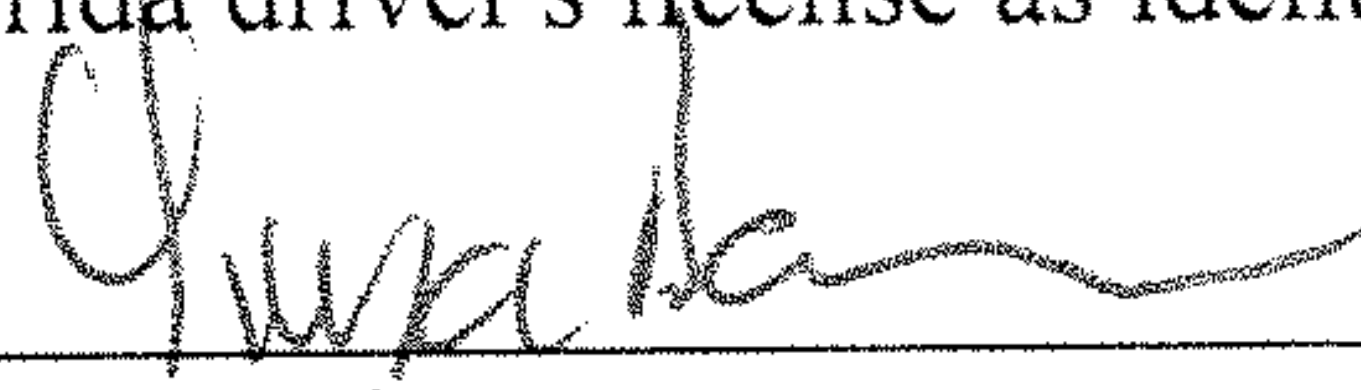

John H. Boll, Individually and as Trustee
of the John H. Boll Trust dated April 24,
1995, as amended and restated

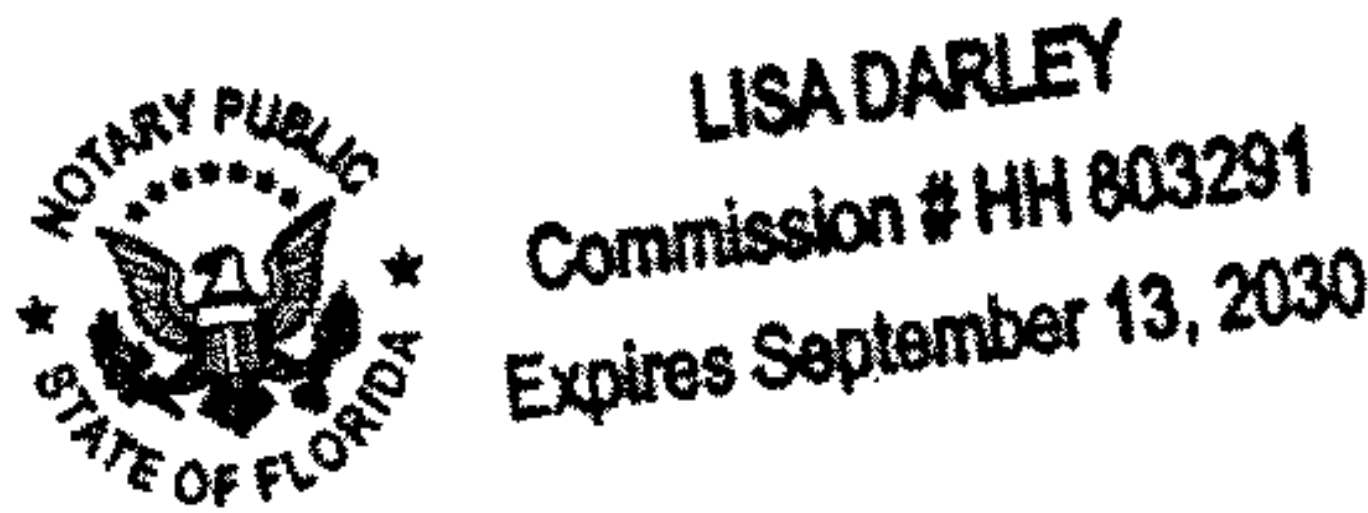

Witness Name: Lisa Darley
P.O. Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237



State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 15 day of September, 2026, by John H. Boll, Individually and as Trustee of the John H. Boll Trust dated April 24, 1995, as amended and restated, who [] is personally known to me or [X] has produced his Florida driver's license as identification.

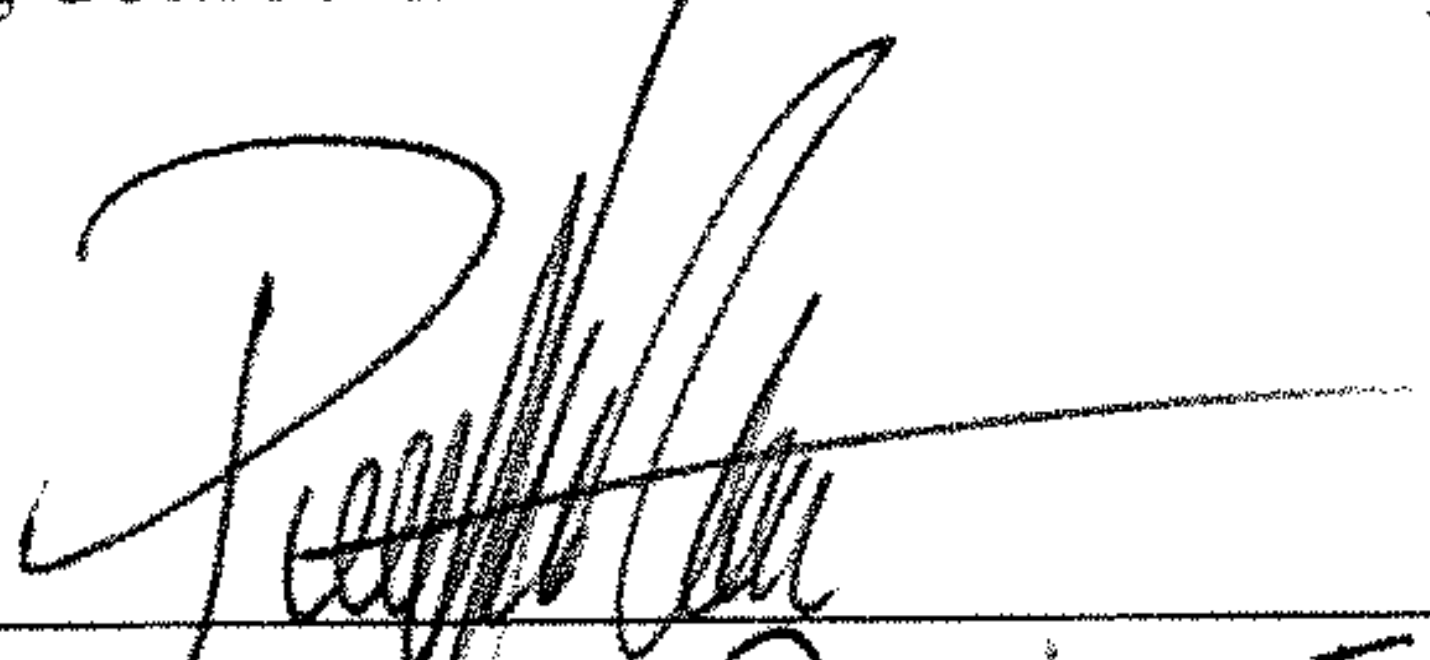

Notary Signature
Printed Name: _____
My Commission Expires: _____

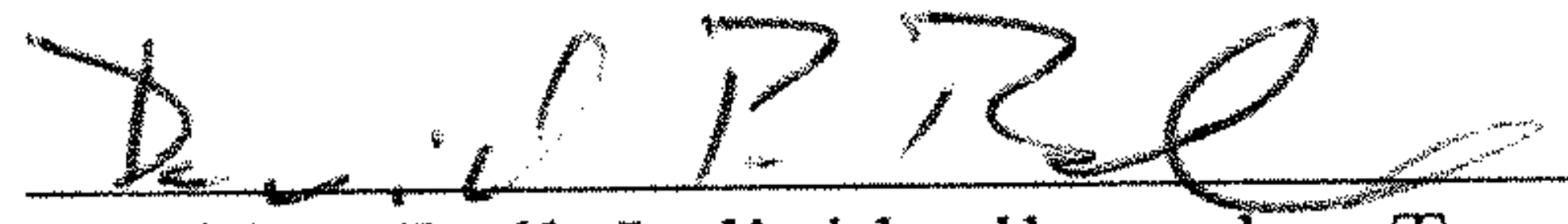


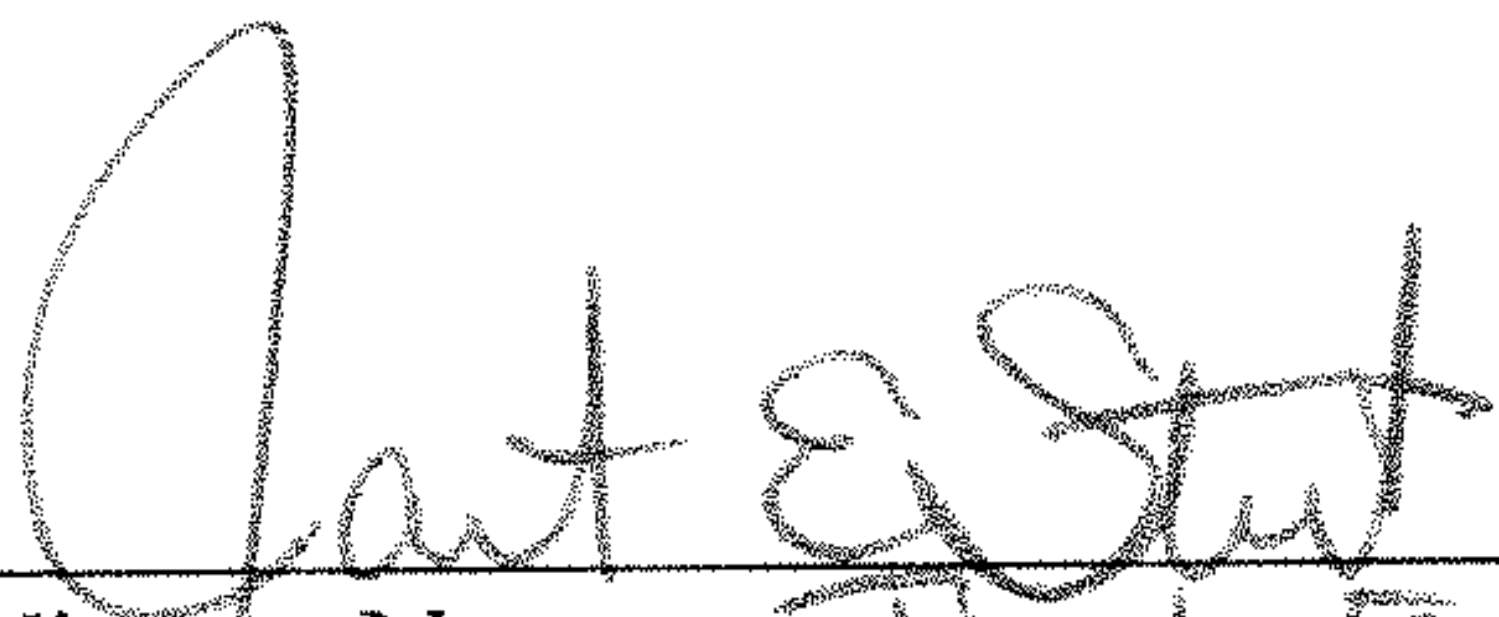
IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: Preston E. Warren
P.O. Address: 63 Kercheval Ave
Grosse Pointe Farms, MI 48236
(as to both)


David P. Boll, Individually and as Trustee
of the Boll Family Trust dated February 5,
2018


Witness Name: Janet E. Stewart
P.O. Address: 63 Kercheval Ave
Grosse Pointe Farms, MI 48236
(as to both)


Kathleen B. Boll, Individually and as
Trustee of the Boll Family Trust dated
February 5, 2018

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me [☒] physical presence or [☐] online notarization, this 8th day of September, 2026, by David P. Boll and Kathleen B. Boll, Individually and as Trustees of the Boll Family Trust dated February 5, 2018, who [☐] is personally known to me or [☒] has produced his Florida driver's license as identification.


Notary Signature
Printed Name: Janet E. Stewart
My Commission Expires: 2-19-2029

JANET E. STEWART
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 19, 2029
ACTING IN COUNTY OF Wayne

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. V-11, AND AN UNDIVIDED 1/28 SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF WHISPERING SANDS CONDOMINIUM VILLAGE, SECTION ONE, AS RECORDED IN OFFICIAL RECORD BOOK 749/739 AT PAGES 986\178 TO 206 INCLUSIVE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND AS PER CONDOMINIUM PLAT RECORDED IN CONDOMINIUM BOOK 2, PAGES 40 & 45, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.