

3/30/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473345

THIS INSTRUMENT PREPARED BY AND  
UPON RECORDING, PLEASE RETURN TO:

Robert M. Poppell, Esquire  
AKERMAN LLP  
420 South Orange Avenue, 12th Floor  
Orlando, Florida 32801  
Telephone: 407-423-4000

Doc Stamp-Deed: \$53,550.00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 30th day of March, 2026 by **CHARLES WHITTALL** and **RONNA WHITTALL**, husband and wife as tenants by the entirety, whose post office address is 7040 Via Carmel Way, Orlando, Florida 32819-4320 ("**Grantor**"), to **JAMES LAWRENCE GAGAN II, Trustee for the 938 San Carlos Trust** ("**Grantee**"), whose post office address is 2790 S. 3600, W. Heber City, UT 84032 (wherever used herein, the terms "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).

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property together with the building, fixtures and improvements thereon located in Sarasota County, State of Florida, the legal description of which is contained in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

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 Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise; and (4) that the Real Property is free of all encumbrances, except real estate taxes or assessments for the year 2026 which are not yet due and payable and those matters shown on **EXHIBIT "B"** attached hereto, provided, however, reference thereto shall not serve to reimpose the Permitted Exceptions.

**IN WITNESS WHEREOF**, Grantor has caused the deed to be executed and delivered of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Print Name: Amy Barnard  
Address: 7940 Via Dellagio Way, Suite 200  
City/State/Zip: Orlando, FL 32819

Nelly Soto  
Print Name: Nelly Soto  
Address: 7940 Via Dellagio Way, Suite 200  
City/State/Zip: Orlando, FL 32819

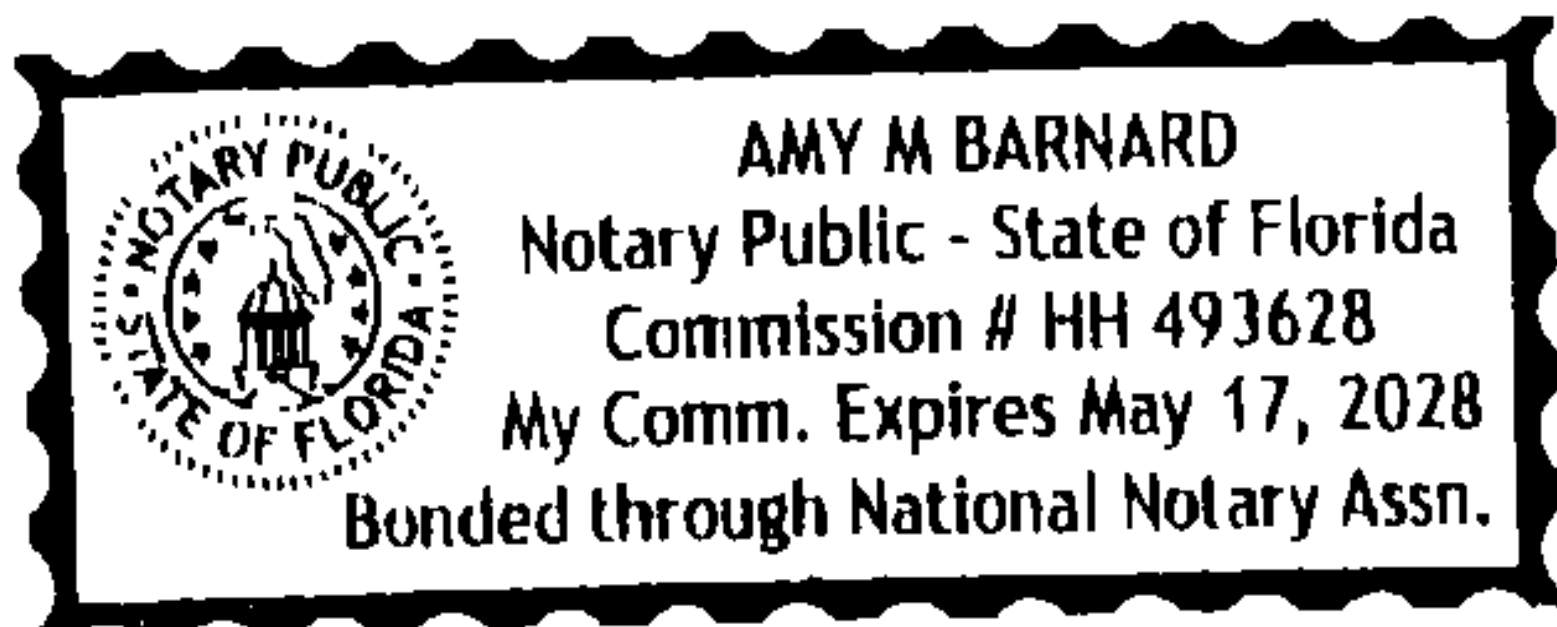
"GRANTOR"

Charles Whittall  
Charles Whittall

Ronna Whittall  
Ronna Whittall

STATE OF FLORIDA )  
COUNTY OF ORANGE )

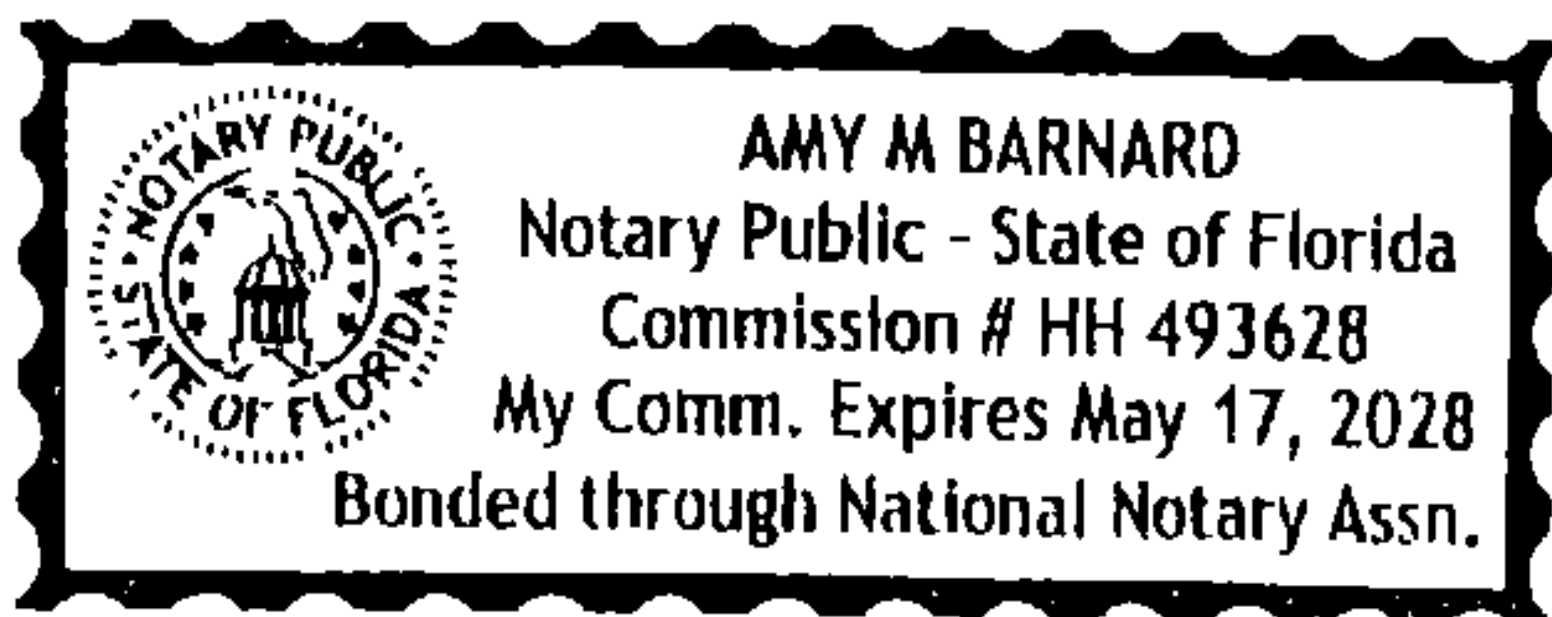
The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 24<sup>th</sup> day of March, 2026, by **Charles Whittall**. He is   
personally known to me or  has produced \_\_\_\_\_ as  
identification.



Amy M. Barnard  
Notary Public - State of Florida  
Printed Name: Amy M. Barnard  
Commission Number: HH 493628  
Commission Expiration: 5/17/28

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 24<sup>th</sup> day of March, 2026, by **Ronna Whittall**. She is   
personally known to me or  has produced \_\_\_\_\_ as  
identification.



Amy M. Barnard  
Notary Public - State of Florida  
Printed Name: Amy M. Barnard  
Commission Number: HH 493628  
Commission Expiration: 5/17/28

**EXHIBIT "A"**  
Real Property

**Unit 203, ARIA LONGBOAT KEY**, a Condominium, according to the Declaration of Condominium thereof, and any amendments thereto, recorded in Official Records Instrument No. 2016038492, and as per plat thereof recorded in Condominium Book 43, Pages 9, 9A through 9G, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with all right, title and interest in and to Garage G-3, being a limited common element appurtenant to Unit 203, ARIA LONGBOAT KEY, a Condominium.

Said property having an address of: 2251 Gulf of Mexico Drive, Unit #203, Longboat Key, Florida 34228.

**EXHIBIT "A" to Special Warranty Deed**  
**(Permitted Exceptions)**

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Title to that portion of the insured land lying below the mean/ordinary high water mark of Gulf of Mexico is not insured, and the nature or extent of any submerged land included within the insured land is hereby excluded from coverage.
3. Restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line as set forth in instrument recorded in Official Records Book 1258, page 2048, recorded in Official Records Book 1254, Page 1328 and amended in Official Records Book 2102, Page 2632 and Official Records Instrument No. 2010059047.

Coverage for this item is excluded from any of the following ALTA endorsements: 9-06, 9.2-06 and 9.3-06.

4. Terms, covenants, conditions, easement rights, and obligations as set forth in that certain Temporary Beach Restoration Easement filed under Official Records Instrument No. 2012005399, of the Public Records of Sarasota County, Florida.
5. Terms, conditions, covenants, restrictions, easements and or matters contained in the Declaration of Condominium for Aria Longboat Key, a Condominium, recorded in Official Records Instrument No. 2016038492, as amended; together with the drawings, graphics and surveys pertaining to said Condominium, recorded in Condominium Plat Book 43, Pages 9, 9A through 9G, of the Public Records of Sarasota County, Florida, including the following:
  - (a) Provides for a private charge assessment;
  - (b) Provides for approval of any sale, lease or transfer;
  - (c) Right of first refusal;
  - (d) Articles of Incorporation and Bylaws of Aria Longboat Key Condominium Association, Inc.
6. Easement in favor of Florida Power & Light Company recorded in Official Records Instrument No. 2015051193.
7. Easement in favor of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC recorded in Official Records Instrument No. 2015085889.
8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.