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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474099

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. Villaveces, Esq.
Our File Number: 331416-419041

Doc Stamp-Deed: \$7,805.00

Consideration: \$1,115,000.00
Doc Stamps: \$7,805.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 31st day of March, 2026, by Timothy R. Holcomb and Wanda D. Holcomb, husband and wife ("Grantor") to Ghirardelli Holdings LLC, a Missouri limited liability company, whose post office address is 4359 East Bogey Court, Springfield, MO 65809 ("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 301, Building 1, BEACHPLACE I, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1343, Page 990, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 29, as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements. Together with Parking Spot #P103.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0010031011.

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

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 AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Katie Mellor
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

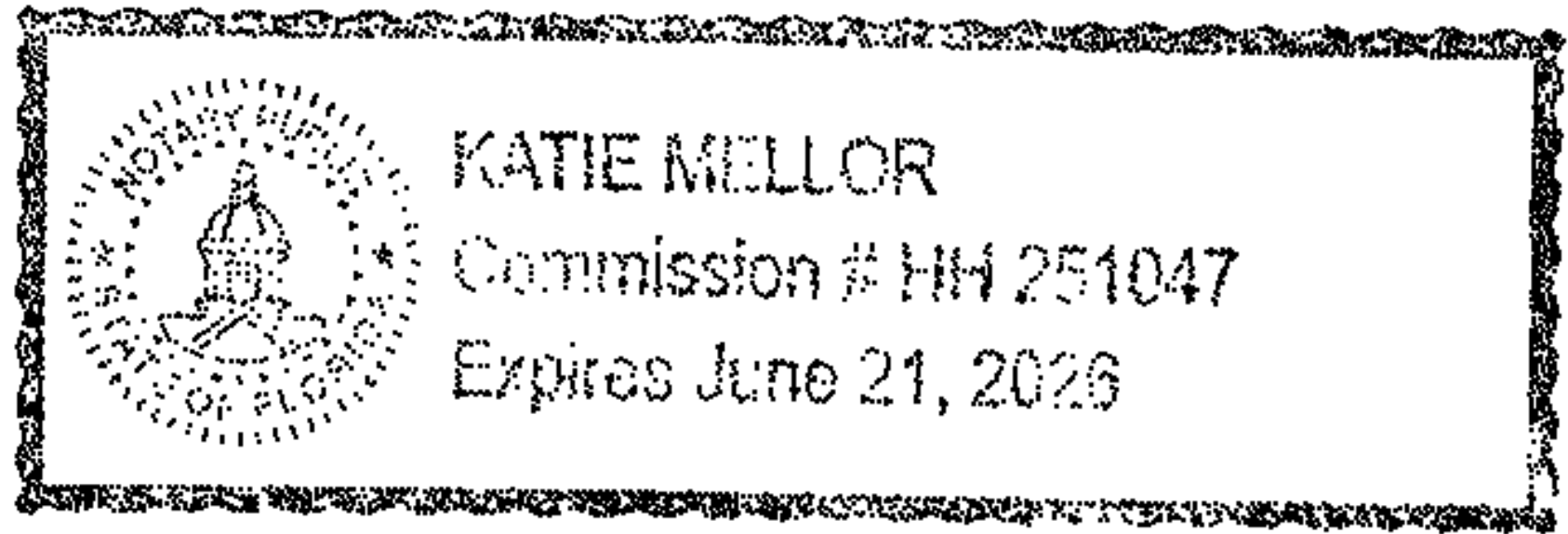
[Signature]
Timothy R. Holcomb
Address: 6603 Stonington Drive North
Tampa, FL 33647

Witness#2 Sign: [Signature]
Witness#2 Print: Janet Wilavices
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Wanda D. Holcomb
Address: 6603 Stonington Drive North
Tampa, FL 33647

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of March, 2026, by Timothy R. Holcomb and Wanda D. Holcomb.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

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