

Consideration: \$1,278,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47226-001

Doc Stamp-Deed: \$8,946.00

Property Appraiser's Parcel ID No.: 0245-09-0234

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and between **C G E PROPERTIES, LLC A/K/A CGE PROPERTIES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY**, whose address is **1020 Golf Course Road Northwest, Hutchinson, MN 55350** (hereinafter "GRANTOR"), and **ROGER E. LEE, JR., A SINGLE MAN**, whose address is **4624 9th St NE, Hickory, NC 28601** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 234, ARTISTRY PHASE 2C & 2D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES(S) 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) J. Tassell
Printed Name JAMES TASSELL
P.O. Address 5151 ASHER CT
SARASOTA FL 34232

C G E Properties, LLC a/k/a CGE Properties, LLC, a Minnesota limited liability company

M D S L

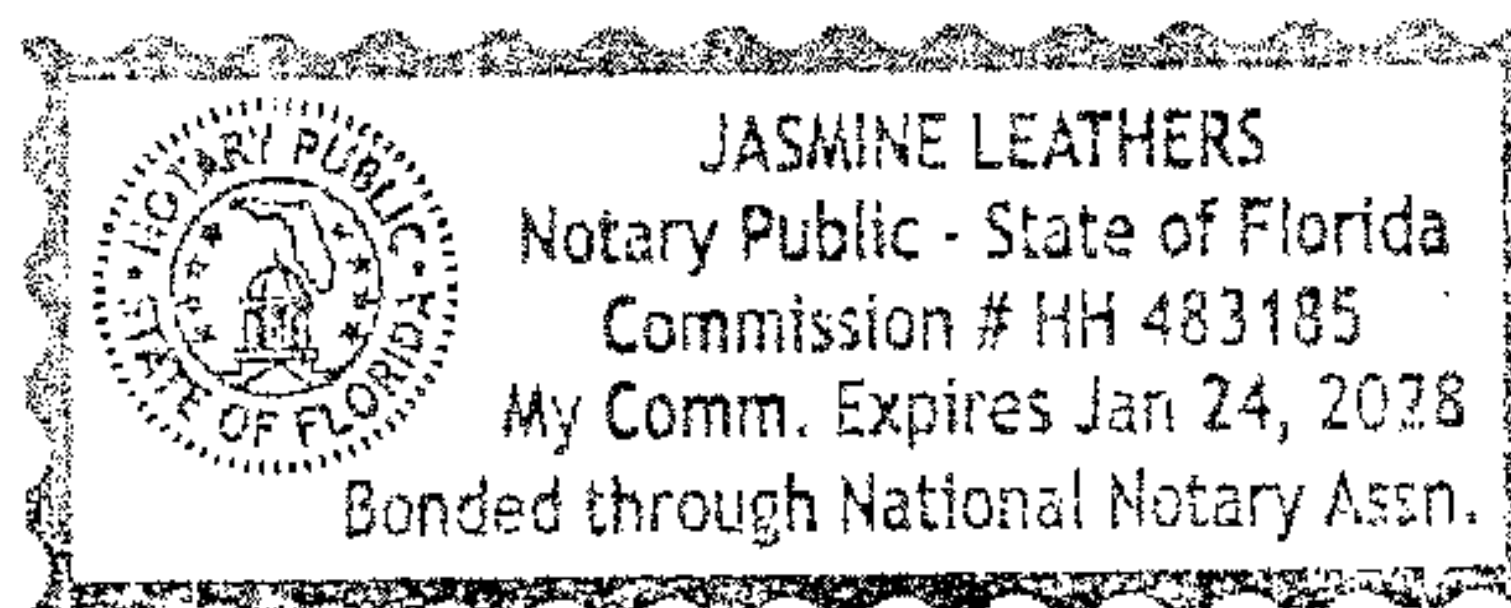
**By: Mark D. Schierman
Its: President**

(2) Jasmine Leathers
Printed Name Jasmine Leathers
P.O. Address 8433 Enterprise Cir, Ste 200
Lakewood Ranch, FL 34202

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2026, by Mark D. Schierman, as President of C G E Properties, LLC, a/k/a CGE Properties, LLC, a Minnesota limited liability company, who is/are personally known to me or who has/have produced MNDL as identification.

Jasmine Leathers
Signature of Notary Public



Print, Type/Stamp Name of Notary