

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043176 2 PG(S)**

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-230-SXC
Sales Price: Price: \$72,000.00

4/2/2026 1:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475146

Doc Stamp-Deed: \$504.00

General Warranty Deed

Made this 31st day of March, 2026 By **Eric Beaty**, whose address is: 423 Belvedere Lane, Waxhaw, NC 28173, hereinafter called the grantor, to **Waves Boat & Social Club LLC, a Florida Limited Liability Company**, whose post office address is: 7500 Tortoise Way, Sarasota, FL 34241, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit A3-13, Phillippi Harbor Club, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0084014098**

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 except taxes accruing subsequent to December 31, 2025.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE MORTGAGOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER MORTGAGOR(S), NOR ANY MEMBERS OF THE HOUSEHOLD OF THE MORTGAGOR(S) RESIDE THEREON.

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

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Eric Beaty
423 Belvedere Lane, Waxhaw, NC 28173

Witness print name below:
Vlad Garcia

Witness Address:
9935-D Rea Rd.
Charlotte, NC 28277

[Signature]
Witness Signature above:

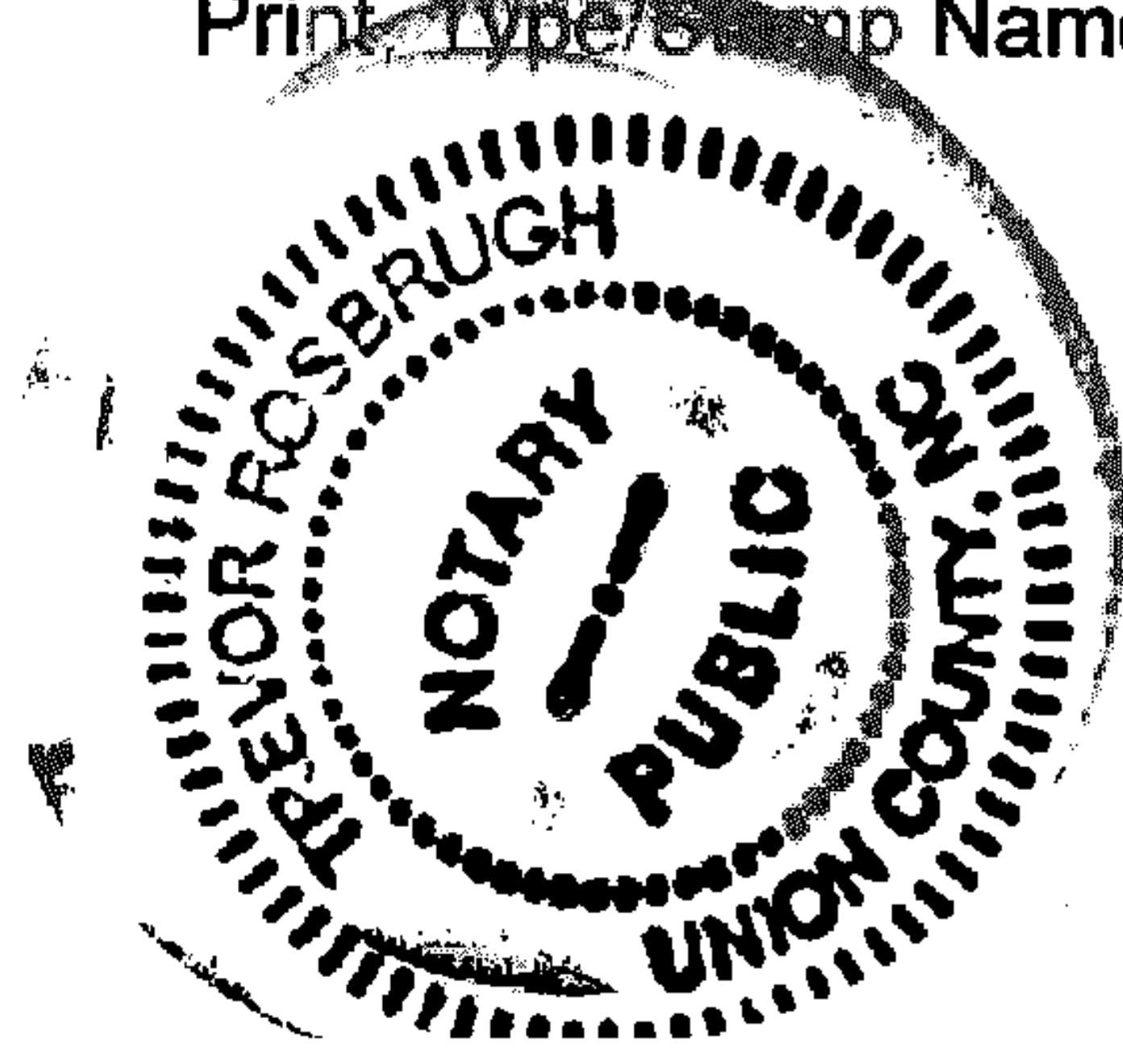
Witness print name below:
Vin Cravotta

Witness Address:
9935-D Dea Rd.
Charlotte, NC 28277

STATE OF North Carolina
COUNTY OF Union

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of March, 2026, by Eric Beaty who is/are personally known to me or who has/have produced North Carolina Driver License as identification.

[Signature]
Signature of Notary Public
Trevor Rosbrugh
Print/Type Stamp Name of Notary



My Commission Expires
September 29, 2030