

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044791 2 PG(S)**

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29072

**4/6/2026 3:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3476472**

Doc Stamp-Deed: \$7,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this April 6, 2026 between **Brookdale Limited, a British Virgin Islands Company**, whose mailing address is: 299 Park Avenue B6M 16th Floor, New York, New York 10171, party of the first part, and **Steven Jay Katz and Bonnie Bock Katz, husband and wife**, whose mailing address is: 111 South Pineapple Avenue 816, Sarasota, Florida 34236, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **One Million dollars & no cents, \$1,000,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Unit 816, MARK SARASOTA CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2019150858, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel ID#2027034112

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 6th day of April, 2026.

Signed, sealed and delivered in the presence of:

Brookdale Limited, a British Virgin Islands Company

Witness Signature: [Signature]

By: [Signature]

Print witness # 1 name Lauren Kohl

Print Name: Daniel L. Waingart
Title: President

Post Office Address: _____

1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: [Signature]

Print witness # 2 name Michael Fitzpatrick

Post Office Address: 50 Central Ave Suite 110
Sarasota, FL 34236

State of FL
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 6th day of April, 2026 by Daniel L. Waingart, President of Brookdale Limited, a British Virgin Islands Company who is/are personally known to me or who produced Passport Argentina as identification and did take an oath.

[Signature]
Notary Public
Notary Seal

