

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026045067 2 PG(S)**

Consideration: \$706,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: T.R. Smith, Esq.  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, FL 34202  
26-39945-002

4/7/2026 1:30 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3476730

**Doc Stamp-Deed: \$4,942.00**

Property Appraiser's Parcel ID No.: 0106075607  
(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 2nd day of April, 2026, by and between **Florida Property & Design, LLC, Florida limited liability company, f/k/a Siesta Excelsior 202, LLC, a Florida limited liability company**, whose address is **4777 Higbee Avenue Northwest, Canton, OH 44718** (hereinafter "GRANTOR"), and **Sean Geiger**, whose address is **20872 Great Falls Forest Drive, Sterling, VA 20165** (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:

UNIT 202, EXCELSIOR BEACH TO BAY CONDOMINIUM, SECTION 7, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1492, PAGE 1708, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 18, PAGE 18, AND AMENDMENTS THERETO, 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.

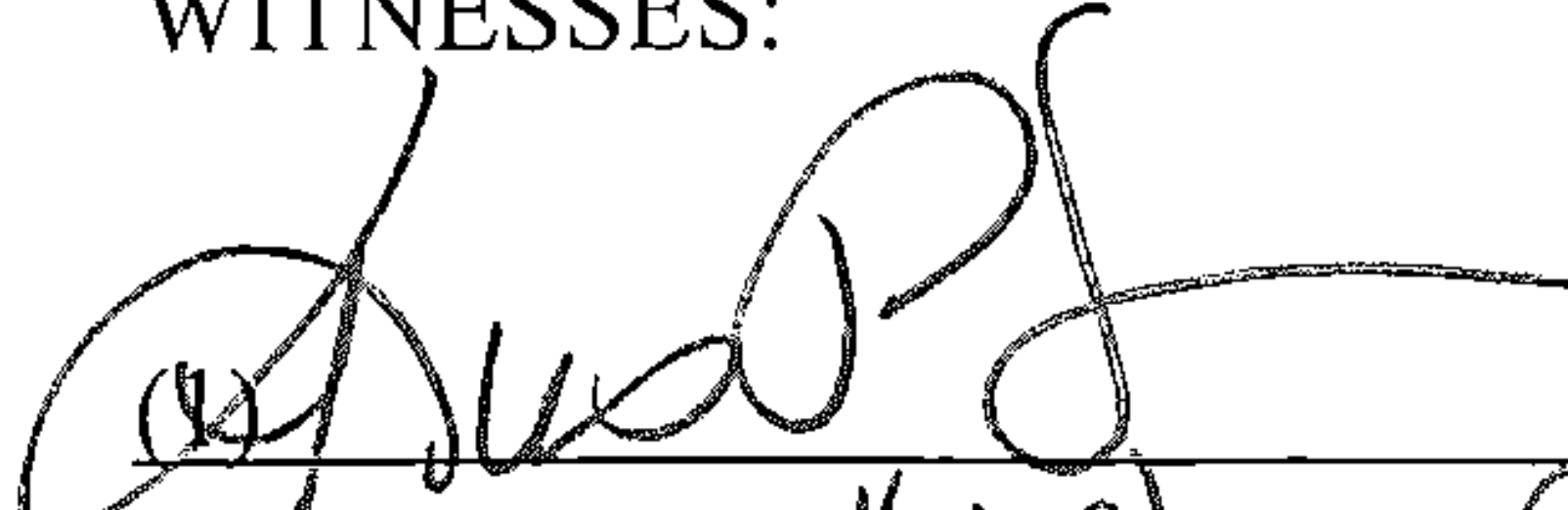
The individual executing this instrument on behalf of Grantor covenants and agrees that he has full right and authority to execute this instrument on behalf of Grantor.

*{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:

  
Printed Name Kristina P. Shottis

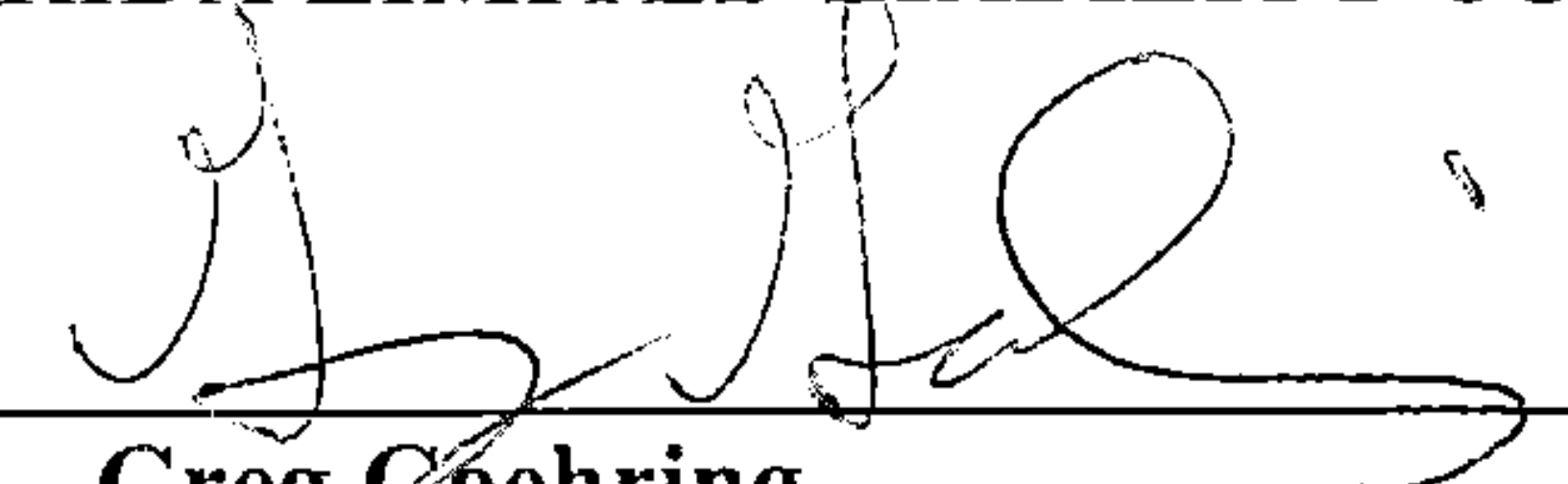
P.O. Address: 3700 South Tamiami Trail  
Sarasota, FL 34239

  
Printed Name Samantha M. Bo

P.O. Address: 3700 South Tamiami Trail  
Sarasota, FL 34239

GRANTOR:

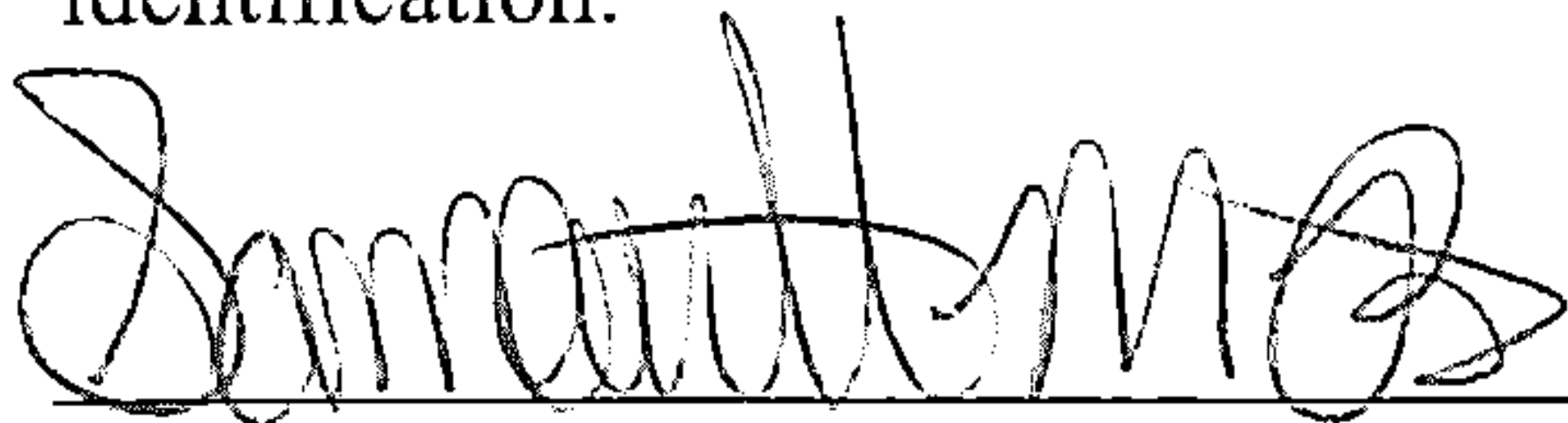
**FLORIDA PROPERTY & DESIGN, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY,  
F/K/A SIESTA EXCELSIOR 202, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY**

By:   
**Greg Goehring**

Its: **Manager**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of April, 2026, by Greg Goehring, as Manager of Florida Property & Design, LLC, a Florida limited liability company, f/k/a Siesta Excelsior 202, LLC, a Florida limited liability company,  who is/are personally known to me or  who has/have produced OH DL as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

