


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045285 2 PG(S)
April 07, 2026 03 17 04 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration	\$4,690,000 00
Recording Fees	\$18 50 Indexing \$2 00 ✓
Documentary Stamps	\$32,830 00 ✓

Doc Stamp-Deed \$32,830 00


Prepared by and Return To.



DUNLAP & MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P A
P O. Box 3948
Sarasota, FL 34230
File No. 25321-1

WARRANTY DEED

This Warranty Deed is made by **Gary Beltrani and Lori Beltrani, husband and wife, Individually and as Trustees of the Gary Beltrani and Lori Beltrani Qualified Personal Residence Trust Under Agreement dated the 30th day of December, 2020**, hereinafter referred to as "Grantor," to **Candy Cabin Capital Inc., an Indiana corporation**, whose address is. 16660 Woodland Manor Court, Granger, IN 46530, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10 00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida

UNIT 501, TEN35 SEASIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS INSTRUMENT NUMBER 2023005404, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 49, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above described property is: 0108157019

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

Executed on the 6 day of April, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness 1 Signature

Witness 1 Printed Name

[Signature]
Scott Dunlap

Witness 1 Address

P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

Witness 2 Signature

Witness 2 Printed Name.

[Signature]
Cathy A. McKeenan

Witness 2 Address.

P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on April 6, 2026, by Gary Beltrani and Lori Beltrani, Individually and as Trustees of the Gary Beltrani and Lori Beltrani Qualified Personal Residence Trust Under Agreement dated the 30th day of December, 2020.

Personally known
or Produced Identification
Type of Identification Produced DL Lic

Notary Public

Print Name:

My Commission Expires.

GRANTOR:

[Signature]
Gary Beltrani, Individually and as Trustee of the Gary Beltrani and Lori Beltrani Qualified Personal Residence Trust under Agreement dated the 30th day of December, 2020
3928 Solymar Drive
Sarasota, FL 34242

[Signature]
Lori Beltrani, Individually and as Trustee of the Gary Beltrani and Lori Beltrani Qualified Personal Residence Trust under Agreement dated the 30th day of December, 2020
3928 Solymar Drive
Sarasota, FL 34242

