

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045506 2 PG(S)**

4/7/2026 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477090

Consideration: \$5,800,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48293-001

Doc Stamp-Deed: \$40,600.00

Property Appraiser's Parcel ID No.: 2019150058

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of April, 2026, by and between **SRQ HOME HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY**, whose address is **PO Box 421337, Atlanta, GA 30342** (hereinafter "GRANTOR"), and **PETER B. RUSSELL AND KELLY S. RUSSELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **17018 Clearlake Avenue, Bradenton, FL 34202** (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:

Lots 139 and 140, **BAY ISLAND**, according to the map or plat thereof, as recorded in Plat Book 2, Page 171, 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.

(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:

(1) *Maurice Polz*
Printed Name MAURICE POLZ
P.O. Address 1266 W Paces Ferry
Atlanta, GA 30327

(2) *Richard Woods*
Printed Name RICHARD WOODS
P.O. Address 1266 W Paces Ferry
Atlanta, GA 30327

GRANTOR:

SRQ Home Holdings LLC,
a Georgia Limited Liability Company

By: Belnick Rollover Inc.,
a Georgia Corporation

Its: Authorized Member

By: *Sean Belnick*
Sean Belnick, Its Manager

STATE OF *Georgia*
COUNTY OF *Fulton*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of April 2026, by Sean Belnick, Manager of SRQ Home Holdings LLC, a Georgia limited liability company, who is/are personally known to me or who has/have produced *driver's license* as identification.

Richard Woods
Signature of Notary Public
RICHARD WOODS
Print, Type/Stamp Name of Notary

