

4/10/2026 3:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478891

Doc Stamp-Deed: \$2,345.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-320
Parcel ID: 0104111007
Consideration: \$335,000.00

Warranty Deed

Know All Men By These Presents that, **Jeremy Elken and Amy Stratig, husband and wife**, (henceforth referred to as "Grantor") of **3812 44th Ave N, Robbinsdale, MN 55422**, for consideration paid, grant to **Bayit SK LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **6721 Del Norte Lane, Dallas, TX 75225**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Condominium Unit No. 204 of KEY POINT VILLAGE, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1375, Page 1013, as amended from time to time, and recorded in Condominium Plat Book 15, Pages 36 and 36A, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 9th day of April, 2026

Christina Wedu
Witness #1 Signature

Christina Wedu
Witness #1 Printed Name

P.O. Address: 28023 121st NW
Zimmerman, MN 55398

Hailey Franks
Witness #2 Signature

Hailey Franks
Witness #2 Printed Name

P.O. Address: 7011 Locksley Way
Savage, MN 55378

Jeremy Elken
Jeremy Elken
Amy Stratig
Amy Stratig

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026, by Jeremy Elken and Amy Stratig, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Miranda E. Miettinen
Signature of Notary Public

Miranda E. Miettinen
Print, Type/Stamp Name of Notary

