

Consideration: \$2,675,000.00

Prepared by and return to:
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8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48108-001

4/10/2026 4:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3479000

Doc Stamp-Deed: \$18,725.00

Property Appraiser's Parcel ID No.: 0011-16-2031

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of April, 2026, by and between **JAMES M. WHITEHURST AND LAUREN EN WHITEHURST, HUSBAND AND WIFE**, whose address is **435 L Ambiance Drive, M908, Longboat Key, FL 34228** (hereinafter "GRANTOR"), and **ALFRED R. SANFILIPPO, A SINGLE MAN, AND JANICE MIKULIC, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **415 L Ambiance Drive, E507 Longboat Key, FL 34228** (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 E507, OF L'AMBIANCE AT LONGBOAT KEY CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE(S) 2494, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 29, PAGE 47, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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) Antoinette Brill
Printed Name Antoinette Brill
P.O. Address 415 L'Ambiance Dr.
Longboat Key, FL 34228

(2) Esmeralda Ramirez
Printed Name Esmeralda Ramirez
P.O. Address 4006 35th Ave E
Palmetto, FL 34221

GRANTOR:

James M. Whitehurst

Lauren EN Whitehurst

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of April, 2026, by James M Whitehurst and Lauren EN Whitehurst, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Amina Schnebelt
Signature of Notary Public

Amina Schnebelt
Print, Type/Stamp Name of Notary

