

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048487 2 PG(S)**

4/13/2026 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479659

Consideration: \$649,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Doc Stamp-Deed: \$4,543.00

Property Appraiser's Parcel ID No.: 0099033005 & 0099033006

(FOR INFORMATIONAL PURPOSES ONLY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 10th day of April, 2026, by and between **ROSE AVENUE HOLDING LLC, a Florida limited liability company**, whose address is **7925 Palmer Boulevard, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **MOGAL KIDS THERAPY CENTER INC., a Florida corporation**, whose address is **4509 Bee Ridge Road, Unit E, Sarasota, FL 34233** (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:

UNITS 3 AND 4, BUILDING B, LAKESHORE VILLAGE PLAZA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 1653, PAGE 735 AND AS AMENDED AND AS PER CONDOMINIUM BOOK 21, PAGES 48, 48A THROUGH 48E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

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:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S Tamiami
Sarasota FL 34239

(2) [Signature]
Printed Name Gabrielle Turpin
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

GRANTOR:

**ROSE AVENUE HOLDING LLC, a Florida
limited liability company**

By: [Signature]
John A. Puleo, MD
Its: **Manager**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 8 day of March, 2026, by John A. Puleo, MD, Manager of ROSE AVENUE HOLDING LLC, a Florida limited liability company, () who is personally known to me or (x) who has produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

