

Prepared by and return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
Sales Price: 67,500.00
File No. 2026-311-SXC

4/15/2026 2:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3480843

Doc Stamp-Deed: \$472.50

General Warranty Deed

Made this 15th day of April, 2026 by **RAD Heritage Partners, LP, a Florida limited partnership**, whose address is: 3379 Founders Club Drive, Sarasota, FL 34240, hereinafter called the grantor, to **Waves Boat & Social Club, LLC, a Florida limited liability company**, whose post office address is 7500 Tortoise Way Sarasota, FL 34241, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota, Florida, viz:

Unit C3-27, Phillippi Harbor Club, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: 0084014234

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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Denise Oyer
Witness Signature above:

Witness print name below:
DENISE OYER

Witness Address: 2221 Sarasota Center Blvd
Sarasota, FL 34240

Laura Bowers
Witness Signature above:

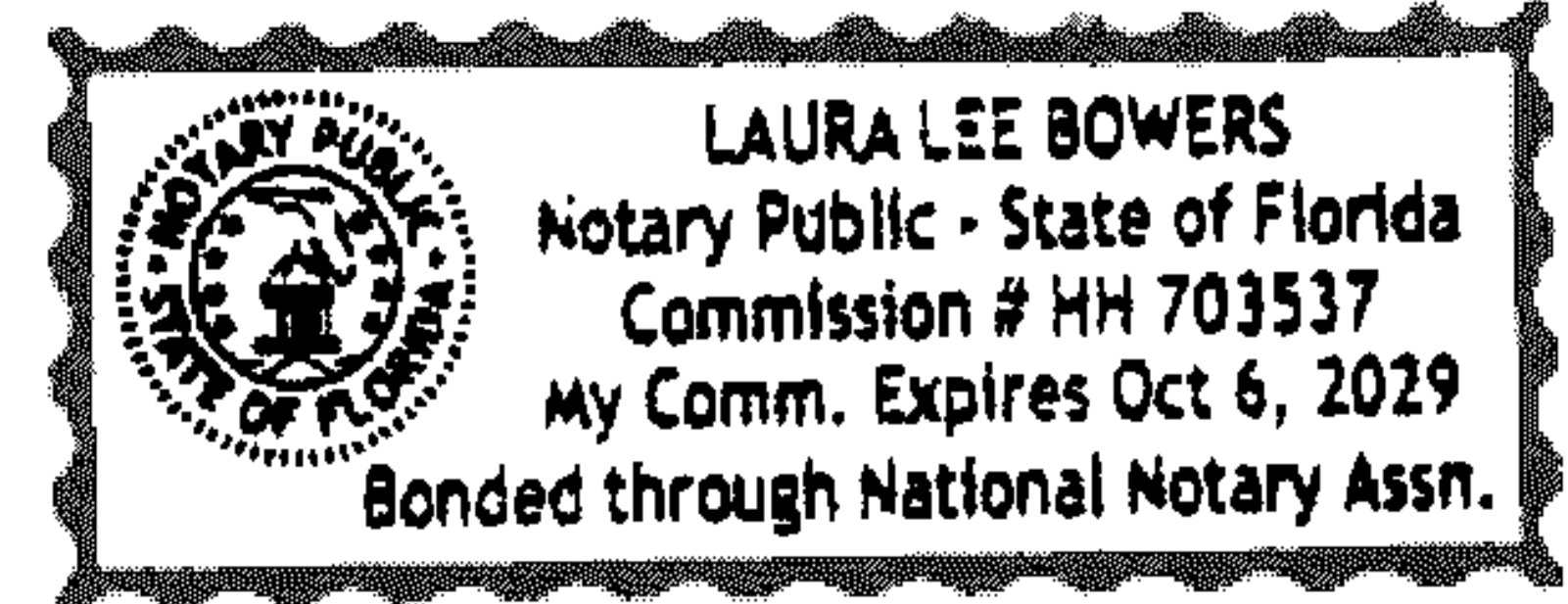
Witness print name below:
LAURA BOWERS

Witness Address: 1605 Main St. Suite 500
Sarasota, FL 34236

RAD Heritage Partners, LP, a Florida limited partnership

By: Richard Deputy

**Rad Heritage GP, Inc. a Florida corporation, General Partner, by: Richard Deputy, President
3379 Founders Club Drive, Sarasota, FL 34240**



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2026, by Richard Deputy, who is/are personally known to me or who has/have produced FL DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary