

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049828 2 PG(S)**

4/15/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480903

Doc Stamp-Deed: \$24,500.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-146

Parcel ID: 0078-11-0012

Consideration: \$3,500,000.00

Warranty Deed

Know All Men By These Presents that, **Fred M. Starling**, (henceforth referred to as "Grantor") of **1124 North Lake Shore Drive, Sarasota, FL 34231**, for consideration paid, grant to **214 Little Pond Lane LLC**, a **Wyoming Limited Liability Company**, (henceforth referred to as "Grantee") of **34 Fitts Mountain Road, Dedham, ME 04429**, 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:

Lot 2, COCOANUT BAYOU SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Page 18, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

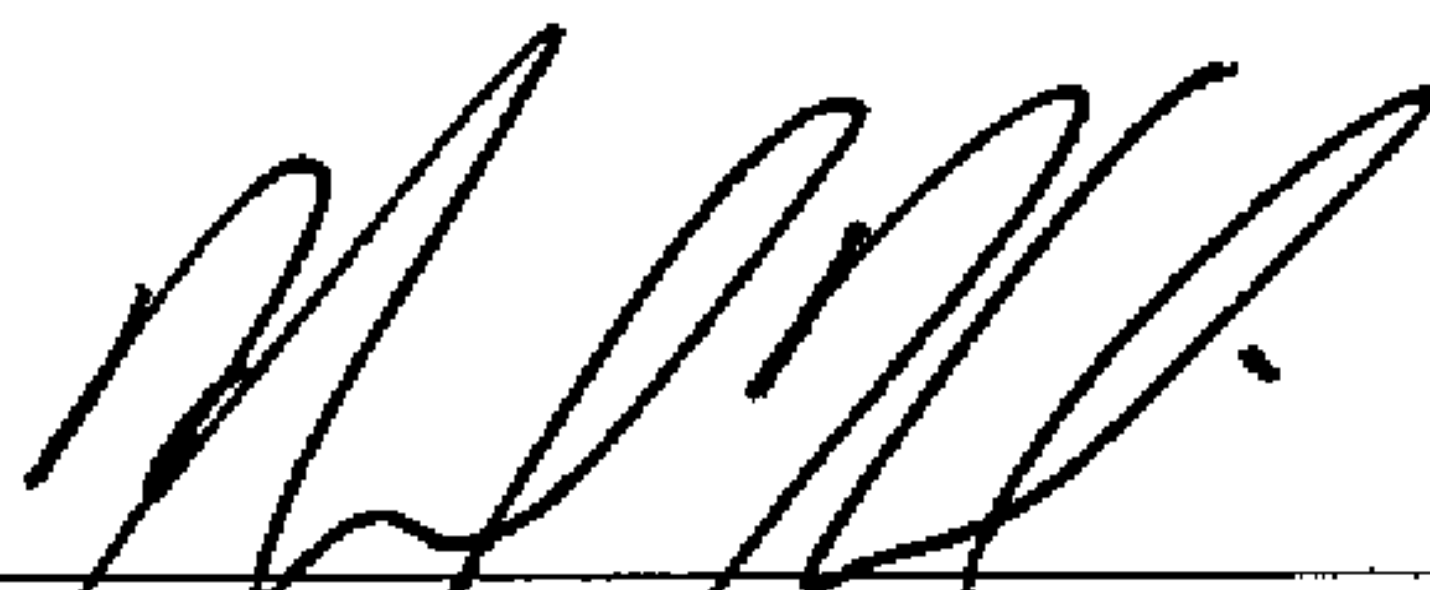
Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever;


In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 15th day of April, 2026


Witness #1 Signature

MICHAEL T. HANKIN
Witness #1 Printed Name

P.O. Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

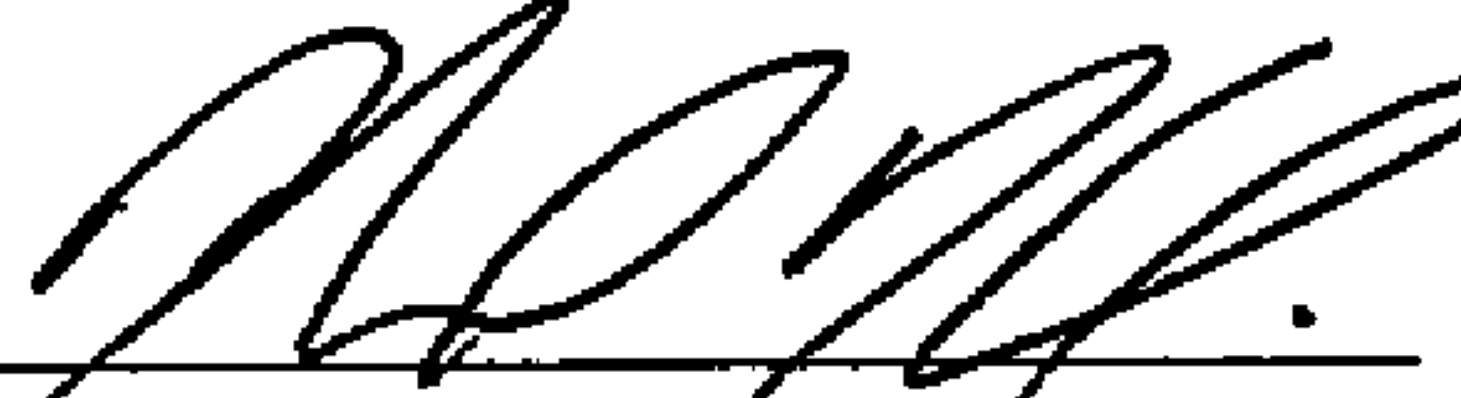

Fred M. Starling


Witness #2 Signature
HEATH JORGENSON
Witness #2 Printed Name

P.O. Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

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 Fred M. Starling, () who is/are personally known to me or () who has/have produced _____ as identification.


Signature of Notary Public
MICHAEL T. HANKIN
Print, Type/Stamp Name of Notary



MICHAEL T. HANKIN
Commission # HH 288024
Expires October 24, 2026