

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026050973 3 PG(S)**

4/17/2026 12:55 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3481976

CONSIDERATION: \$355,000.00

DOC TAX: \$2,485.00

RECORD: \$\_\_\_\_\_

PARCEL ID NOS.: 2037-08-1005 and 2037-08-1006

**Doc Stamp-Deed: \$2,485.00**

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 17 day of April 2026, by and between **SILVERSTEIN & ROSENBERG BUILDING PARTNERSHIP**, a Florida general partnership, hereinafter referred to as Grantor, whose post office address is 1901 Floyd Street, Sarasota, Florida 34239, and **EAR RESEARCH FOUNDATION, INC.**, a not for profit Florida corporation, referred to as Grantee, whose post office address is 1901 Floyd Street, Sarasota, Florida 34239.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situate in Sarasota County, Florida:

**Units E and F, FLOYD STREET PROFESSIONAL BUILDING, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1713, Page 2140, and all exhibits and amendments thereof, and recorded in Condominium Book 23, Page 10, Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Brittney Santiago  
Witness Name: Brittney Santiago  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

[Signature]  
Witness Name: \_\_\_\_\_  
Witness Address: Sarah E. Ferlazzo  
50 Central Avenue  
8th Floor  
Sarasota, FL 34236

SILVERSTEIN & ROSENBERG  
BUILDING PARTNERSHIP, a Florida  
general partnership

By: [Signature]  
Herbert Silverstein  
As its General Partner

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17 day of April 2026, by Herbert Silverstein, as General Partner of SILVERSTEIN & ROSENBERG BUILDING PARTNERSHIP, a Florida general partnership, on behalf of the partnership. The above-named person is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
Signature of Notary Public

Sarah Ferlazzo  
Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida,  
and my commission expires on  
11/13/29

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]

Witness Name: Sarah E. Ferlazzo  
50 Central Avenue

Witness Address: 8th Floor  
Sarasota, FL 34236

Patricia A Blair

Witness Name: \_\_\_\_\_

Witness Address: Patricia A Blair  
50 Central Avenue  
8th Floor  
Sarasota, FL 34236

SILVERSTEIN & ROSENBERG  
BUILDING PARTNERSHIP, a Florida  
general partnership

By: [Signature]

Seth Rosenberg  
As its General Partner

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3 day of April 2026, by Seth Rosenberg, as General Partner of SILVERSTEIN & ROSENBERG BUILDING PARTNERSHIP, a Florida general partnership, on behalf of the partnership. The above-named person is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]

Signature of Notary Public

Sarah Ferlazzo

Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida,  
and my commission expires on  
11/13/29.