

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026051086 2 PG(S)

Prepared by:  
Nick Roknich, III  
Roknich Law Firm, PA  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
File Number: 230494

4/17/2026 2:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3482063

Consideration: \$180,000.00

Doc Stamp-Deed: \$1,260.00

### General Warranty Deed

Made this April 17, 2026 A.D. By **Isaac McKinney**, whose address is: 145 22nd Avenue SE, Saint Petersburg, Florida 33705, hereinafter called the grantor, to **Villagio 20-106 LLC, a Florida limited liability company**, whose post office address is: 53 Hobby Drive, Ridgefield, Connecticut 06877, 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 and 00/100 (\$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 County, Florida, viz:

Condominium Unit 106, Building 20, of VILLAGIO CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Instrument Number 2003257048 and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

a/k/a 1005 Villagio Circle, Unit 106, Sarasota, Florida 34237

Parcel ID Number: **2022121310**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.**

**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.

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continuation of Warranty Deed

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:

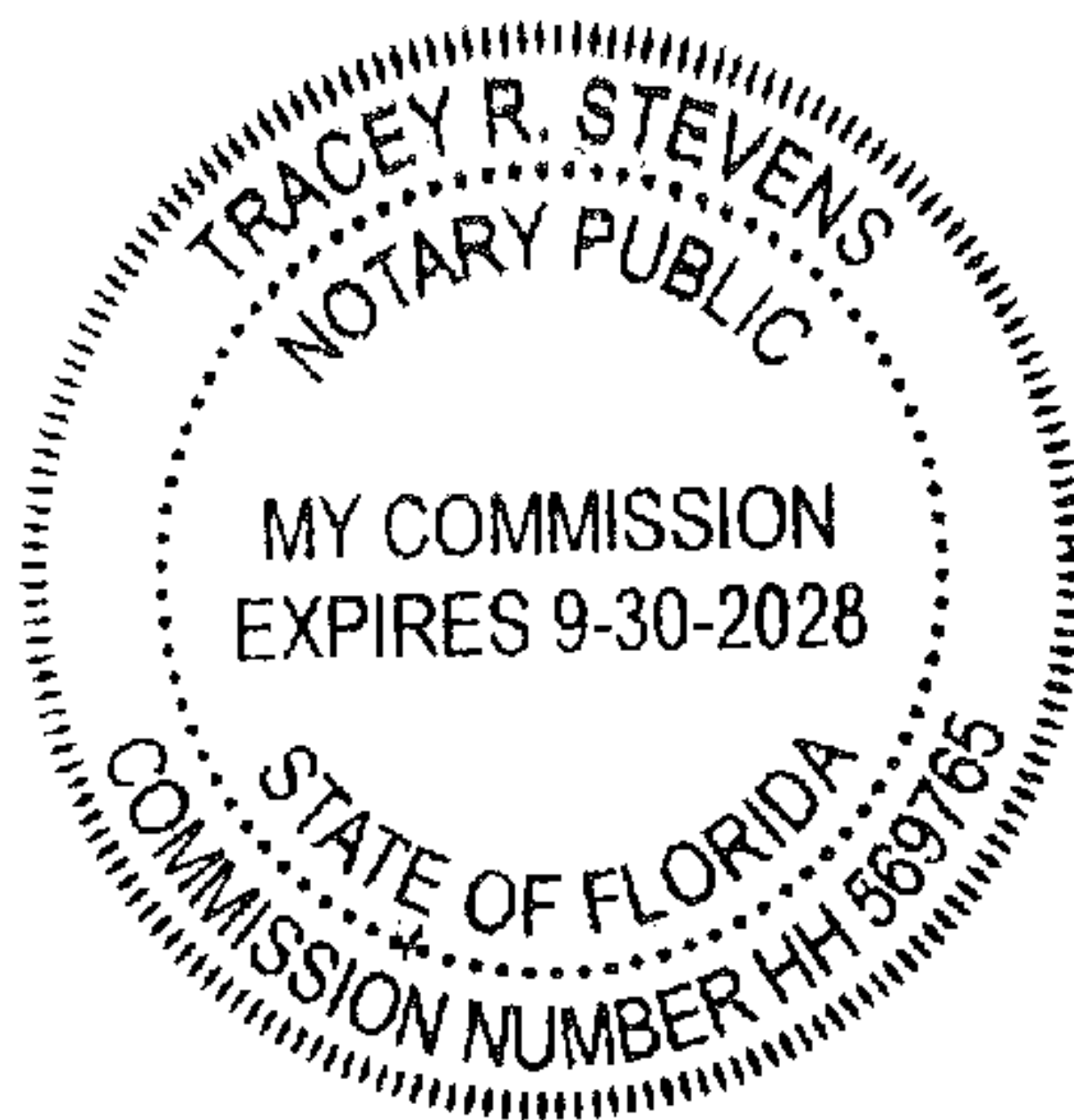
Jack SJS  
Witness 1 Signature: Tracey R Stevens  
Witness 1 Printed Name: Tracey R Stevens  
Post Office Address: 10828 40th Ave N  
St Pete FL 33709

Isaac McKinney (Seal)

Tammy Williams  
Witness 2 Signature: Tammy Williams  
Witness 2 Printed Name: Tammy Williams  
Post Office Address: 450 W 1st Ave S  
St Petersburg FL 33705

State of FLORIDA  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15 day of April, 2026, by Isaac McKinney, who is personally known to me or who produced DL as identification.



Notary Seal

Jack SJS  
Notary Public  
Print Name: Tracey R Stevens  
My Commission Expires: 9/30/2028