

Consideration: \$730,000.00 ✓  
Recording Fees: \$18.50 ✓  
Documentary Stamps: \$5,110.00 ✓

Prepared by and Return To:

  
**DUNLAP | MORAN**  
ATTORNEYS AT LAW

✓  
e Ryan Featherstone, Esquire  
DUNLAP & MORAN, P.A.  
P.O. Box 3948  
Sarasota, FL 34230  
File No.: 25343-1

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026055107 2 PG(S)  
April 24, 2026 03:18:25 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,110.00



## WARRANTY DEED

This Warranty Deed is made by **Linear Mortgage, LLC**, a Florida limited liability company, hereinafter referred to as "Grantor," to **Troyer Enterprises, LLC**, an Ohio Limited Liability Company, whose address is: **6871 Private Road 344, Millersburg, OH 44654**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

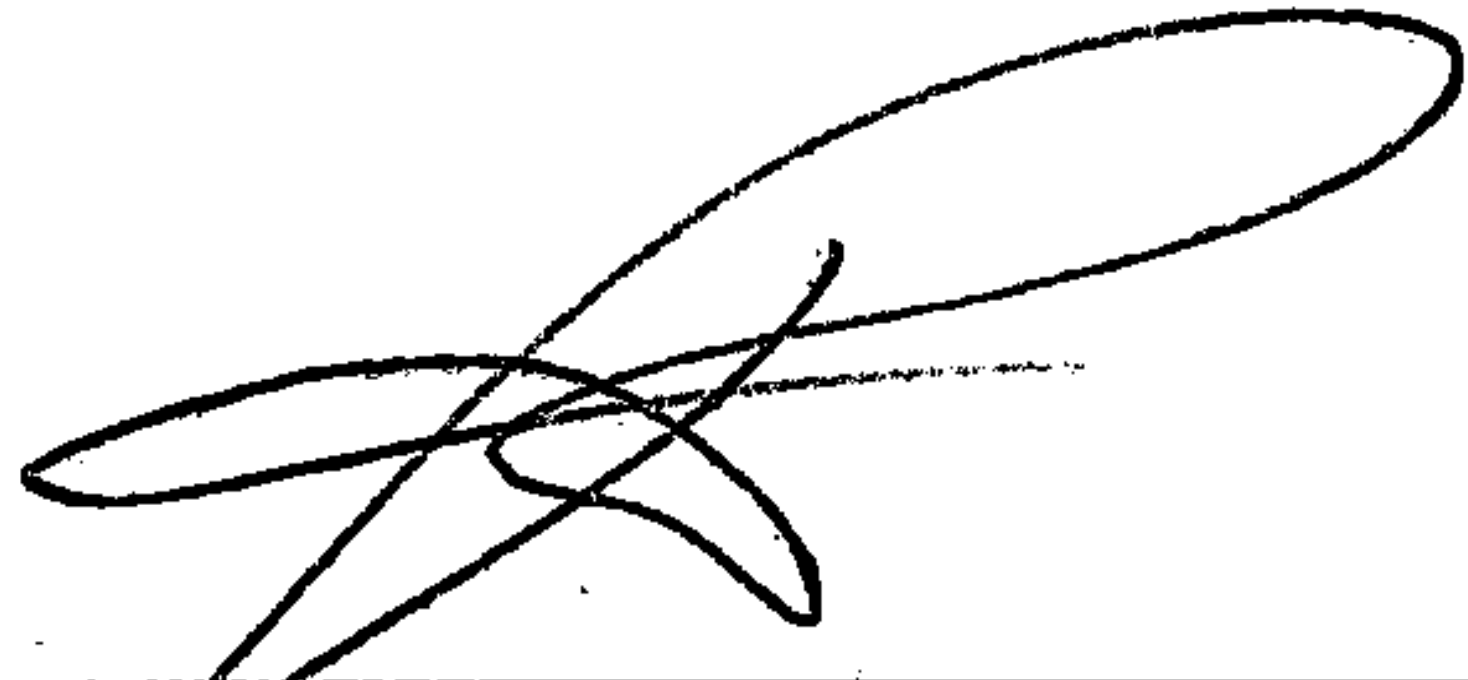
**LOT 100, CENTER GATE ESTATES - UNIT 1- PHASE 1-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 43, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Property Appraiser's Parcel Identification Number for the above described property is: **0067120004**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

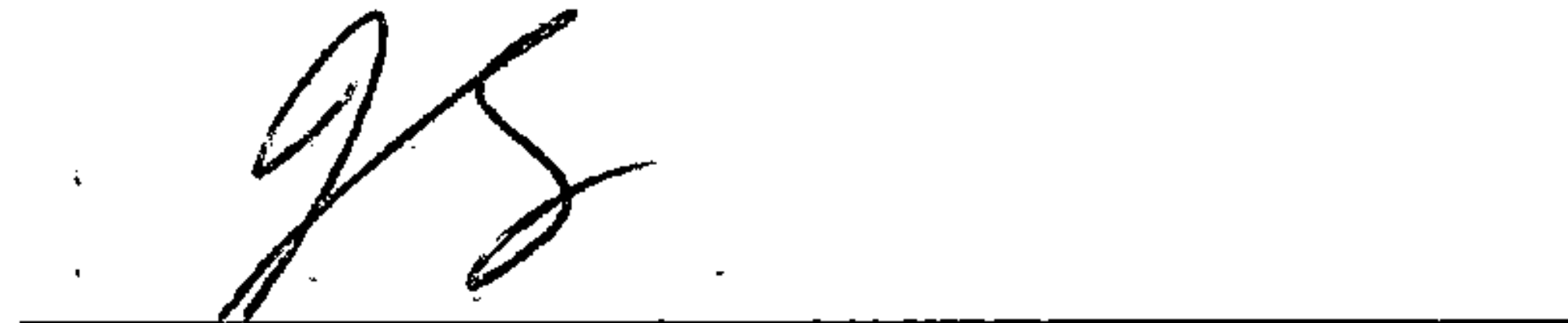
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 24th day of April, 2026.



Witness 1 Signature  
Witness 1 Printed Name:  
Ryan A. Featherstone

Witness 1 Address:  
P.O. BOX 3948  
SARASOTA, FL 34230-3948




Witness 2 Signature  
Witness 2 Printed Name:  
Jessica Stiegel

Witness 2 Address:  
P.O. BOX 3948  
SARASOTA, FL 34230-3948

**GRANTOR:**

Linear Mortgage, LLC, a Florida limited liability company

BY:   
Thierry L. Cassagnol, Managing Member  
1350 5th Street, Suite 5  
Sarasota, FL 34236

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization on April 24, 2026, by Thierry L. Cassagnol, Managing Member of Linear Mortgage, LLC, a Florida limited liability company.

Personally known  
or Produced Identification  
Type of Identification Produced FIDC

Notary Public  
Print Name: Ryan A. Featherstone  
My Commission Expires:

