

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026056327 2 PG(S)

4/28/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486609

Consideration: \$10.00

Documentary stamp taxes: \$309.05\*

Document Prepared by:

M.L. Miller Law, PLLC

Mariah Miller, Esq.

625 Tamiami Trail N

Venice, FL, 34285

Doc Stamp-Deed: \$0.70

Parcel ID Number: 0377161004

(For Informational purposes only)

Prepared without a Title Examination

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made this 27th day of April, 2026, by and between **Daniel A. Dinka, a single man**, whose address is 103 Triple Diamond Blvd., STE 5, Nokomis, FL 34275 (hereinafter "GRANTOR"), and **DD Triple Diamond, LLC, a Florida limited liability company**, whose address is 103 Triple Diamond Blvd., STE 5, Nokomis, FL 34275 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed, confirmed, and sold to said GRANTEE and GRANTEE's successors, and assigns forever, the following described property, including improvements thereon, situated in **Sarasota County, Florida** to wit:

**UNIT 4, KNIGHTS TRAIL BUSINESS SUITES BLDG. B, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2006090096, AND ALL EXHIBITS AND AMENDMENT THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 39, PAGE 25, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that GRANTOR has good right and lawful authority to convey same; and that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

\*Documentary Stamp Transfer Taxes are based on the remaining principal amount of the mortgage.

*(acknowledgement signature on the following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands and seals he day and year first above written.

Signed, sealed and delivered our presence:

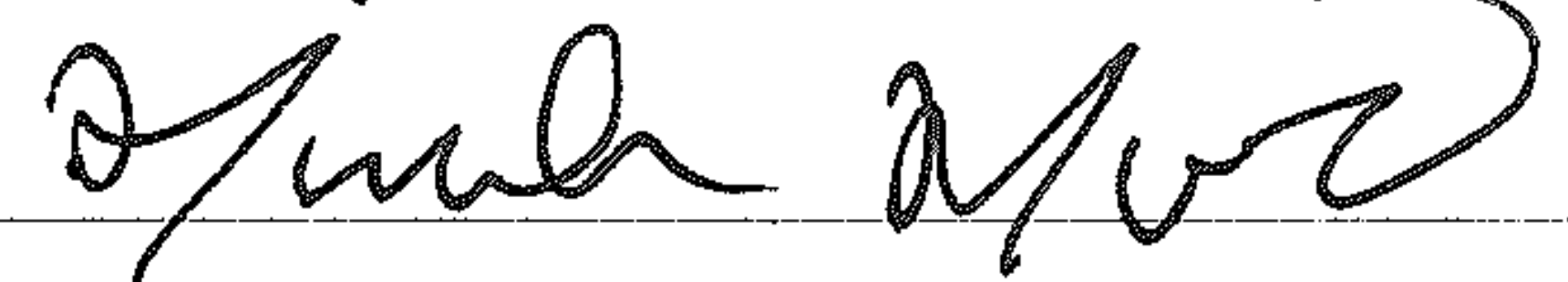
WITNESSES:

(1)



Print Name: Stephen Fischer



Address: 625 Tamiami Trl N  
Venice, FL 34285

(2) 

Print Name: Mariah Miller

Address: 625 Tamiami Trl N  
Venice FL 34285

GRANTOR:

By:  

Daniel A. Dinka

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 27 day of April, 2026 by Daniel A. Dinka.



Signature of Notary Public  
Print. Type/Stamp Name of Notary Public



Personally Known:  OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

