

4/29/2026 11:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487131

Prepared By and Return To:  
Michelle Regis, an employee of  
Westminster Abstract Company, d/b/a Westminster Title Agency, Inc.  
24201 Walden Center Drive, Suite 208  
Bonita Springs, FL 34134

Doc Stamp-Deed: \$6,825.00

SALES PRICE: \$975,000.00

PARCEL NO.: 0538050037

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is to be effective the 28th day of April, 2026, from **Toll Southeast LP Company, Inc., a Delaware Corporation** (herein Grantor), whose mailing address is 1140 Virginia Drive, Fort Washington, PA 19034 to **Richard A. Rose and Barbara Rose, husband and wife** (herein Grantees), whose mailing address is 400 Silverleaf Way, Manalapan, NJ 07726-3186.

#### WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, and sell unto the Grantees, and Grantees heirs and assigns forever, the following described land, to wit:

Lot 37, MONTEREY AT LAKEWOOD RANCH, according to the map or plat thereof, as recorded in Plat Book 58, Page(s) 19 through 39, of the Public Records of Sarasota County, Florida.

Subject to: restrictions, agreements, conditions, easements, covenants and limitations of record, and taxes and assessments for the year 2026 and subsequent years.

**TO HAVE AND TO HOLD** the same, together with all hereditaments, easements, and appurtenances pertaining to or benefiting the same, unto Grantees, and their heirs, successors and assigns in fee simple forever.

Grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(THIS SPACE INTENTIONALLY LEFT BLANK)

Signed, sealed and delivered in the presence of:




Witness: Molleen F. McDonald  
24201 Walden Center Drive, Suite 101  
Bonita Springs, FL 34134



Witness: Michelle Regis  
24201 Walden Center Drive, Suite 101  
Bonita Springs, FL 34134

Toll Southeast LP Company, Inc., a Delaware corporation

BY: 

Brandon Sinnery  
Authorized Representative

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 28 day of April, 2026 by Brandon Sinnery as Authorized Representative of Toll Southeast LP Company, Inc., a Delaware corporation. Brandon Sinnery personally appeared before me and is personally known to me.



Michelle Regis Notary Public

