

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057643 2 PG(S)**

4/30/2026 11:22 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487718

Doc Stamp-Deed: \$4,550.00

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29198

Consideration: \$650,000.00

General Warranty Deed

Made this April 30, 2026 By **Florence E. Calkins, an unmarried widow**, whose post office address is: 68 Cornelius Street, Plattsburgh, New York 12901, hereinafter called the Grantor, to **LR Elite Events, LLC, an Illinois limited liability company**, whose post office address is: 1393 Branden Lane, Bartlett, Illinois 60103, 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, (\$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:

Unit 318, HARBOR TOWERS YACHT & RACQUET CLUB, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1115, Page 1346, as thereafter amended, and as per Plat thereof recorded in Condominium Book 9, Page 16, as thereafter amended, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0105134071**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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.

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:

Witness Signature: 1 Justa Conyo
Witness # 1 Printed Name: 1 Justa Conyo
Post Office Address: 1 1143 State Rt. 22
West Chazy, NY 12992

Florence E. Calkins (Seal)
Florence E. Calkins

Witness Signature: 2 Rebecca Gillett
Witness # 2 Printed Name: 2 Rebecca Gillett
Post Office Address: 2 143 Chasm Rd.
Keeseville, NY 12944

State of New York
County of Clinton

I am a Notary Public of the State of New York, and my commission expires on 01/03/2030. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this April 27, 2026, by Florence E. Calkins who is/are personally known to me or who produced Florida ID card as identification.

(SEAL)
REBECCA GILLETT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GI6139292
Qualified In Clinton County
My Commission Expires January 03, 2030

Rebecca Gillett
Notary Public
My Commission Expires: 01/03/2030