

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057731 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0011-02-3018
Sales Price: \$4,950,000.00
File No.: 14883-L

4/30/2026 12:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487788

Doc Stamp-Deed: \$34,650.00

WARRANTY DEED

THIS WARRANTY DEED is made this 30 day of April, 2026 by Regent Place PH-1B, LLC, a Florida Limited Liability Company, whose mailing address is 44160 Scholar Plz, Ste 350, Leesburg, VA 20176 (hereinafter referred to as the "Grantor") to Timothy T. Hall and Sarah Elizabeth Bosco, husband and wife whose mailing address is 655 Longboat Club Rd., Unit 1PH-B, Longboat Key, FL 34228 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Signature]
Witness Name: Pete McCabe
Witness Address: 44160 Schuler Plaza
Leesburg VA 20176

Regent Place PH-1B, LLC, a Florida Limited Liability Company

By: [Signature]
Cecil Pruitt, Jr., Manager

[Signature]
Witness Name: Lisa Willis
Witness Address: 5655 Fynelthorpe Ct
Charlottesville VA 20120

Commonwealth of Virginia
County of Stafford

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 27th day of April, 2026, by Cecil Pruitt, Jr., Manager of Regent Place PH-1B, LLC, a Florida Limited Liability Company, who [] is personally known to me or [] has produced his _____ as identification.

[Signature]
Notary Signature
Printed Name: Lisa R. Willis
My Commission Expires: 9/30/27

LISA R WILLIS
NOTARY PUBLIC
REG. #7668001
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. 1-PHB, TOWER ONE, REGENT PLACE, a Condominium, Phase 1, according to The Declaration of Condominium recorded in Official Records Book 2720, Page 1357, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 30, Page 35, Public Records of Sarasota County, Florida.