

Prepared by and return to:

Tammy Melichar  
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Sarasota, FL 34236  
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5/1/2026 3:55 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488743

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Doc Stamp-Deed: \$8,050.00

## Warranty Deed

**This Warranty Deed** made this 1st day of May, 2026 between Novus Lido Beach LLC, a Florida limited liability company whose post office address is 5912 Hialeah Drive, Madison, WI 53711, grantor, and Curtis L. Pardridge, Trustee of the Curtis L. Pardridge Trust No. 101 dated December 4th, 2024, with the full power and authority to protect, conserve, sell, lease, encumber, manage, and/or dispose of said real property pursuant to F.S.689.073 and Vanessa Van Bogart, Trustee of the Vanessa Van Bogart Trust No. 102 dated December 4th, 2024, with the full power and authority to protect, conserve, sell, lease, encumber, manage, and/or dispose of said real property pursuant to F.S.689.073 whose post office address is 2820 Country Club Lane, Dekalb, IL 60115, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Unit A-202, THE L'ELEGANCE ON LIDO BEACH, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2814, Pages 916 through 967, inclusive, as amended, and as per the plat thereof recorded in Condominium Book 31, Pages 12, 12A through 12H, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

**Parcel Number: 2017104008**



**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 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 12/31/2025.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness  
Printed Name: Donald L. Scabetti, Jr.  
P.O. Address: \_\_\_\_\_  
713 S. Orange Ave  
Sarasota FL 34236  


**Novus Lido Beach LLC, a Florida limited liability company**

By:   
\_\_\_\_\_  
Judy Skogen, Manager

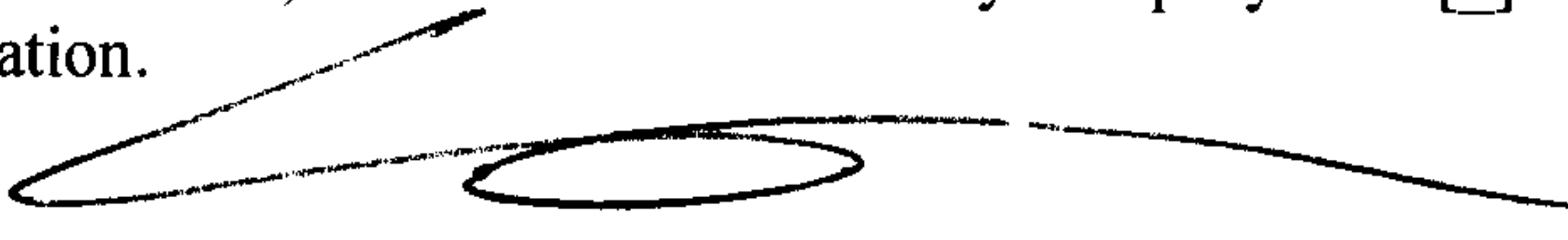
\_\_\_\_\_  
Witness  
Printed Name: Sara Konvitz  
P.O. Address: 713 S. Orange Ave.  
Sarasota, FL 34236

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of April, 2026 by Judy Skogen, Manager of Novus Lido Beach LLC, a Florida limited liability company who  is personally known or  has produced a driver's license as identification.

[Seal]



  
\_\_\_\_\_  
Notary Public  
Print Name: SARA KONVITZ  
My Commission Expires: 1/27/30