

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059386 2 PG(S)**

5/4/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489186

CONSIDERATION: \$850,000.00

DOC TAX: \$5,950.00

RECORD: \$23.25

Prepared by and return to:

Richard C. Lawrence, Esq.

Lawrence Advisory, PLLC

1800 2nd Street, Suite 888

Sarasota, FL 34236

Doc Stamp-Deed: \$5,950.00

FILE #: SRQ26-3179

PID #: 0109-01-3101 (For Informational Purposes Only)

WARRANTY DEED

THIS INDENTURE, dated effective May 1, 2026, is made by and between **CARDINAL MEDICAL SARASOTA REAL ESTATE LLC**, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 517 Forest Trail, Argyle, TX 76226, and **SQUISH PROPERTIES LLC**, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 1251 Rudder Lane, Osprey, FL 34229.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Units M-1 and M-2, PINE PARK CENTRE, PHASE 3, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1602, Page 1725, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 20, Page 45, Public Records of Sarasota County, Florida;

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

WITNESSES:

[Signature]
Print Name: KATHRYN HALFIN
Address: 804 PIONEER CIRE
ARVIE, TX 76026

CARDINAL MEDICAL SARASOTA REAL ESTATE LLC, a Florida limited liability company

By: [Signature]
Alan Osenbaugh
As its Manager

[Signature]
Print Name: MARK HALFIN
Address: 504 PIONEER CIRE
ARVIE, TX 76026

(Seal)

STATE OF TEXAS
COUNTY OF DENTON

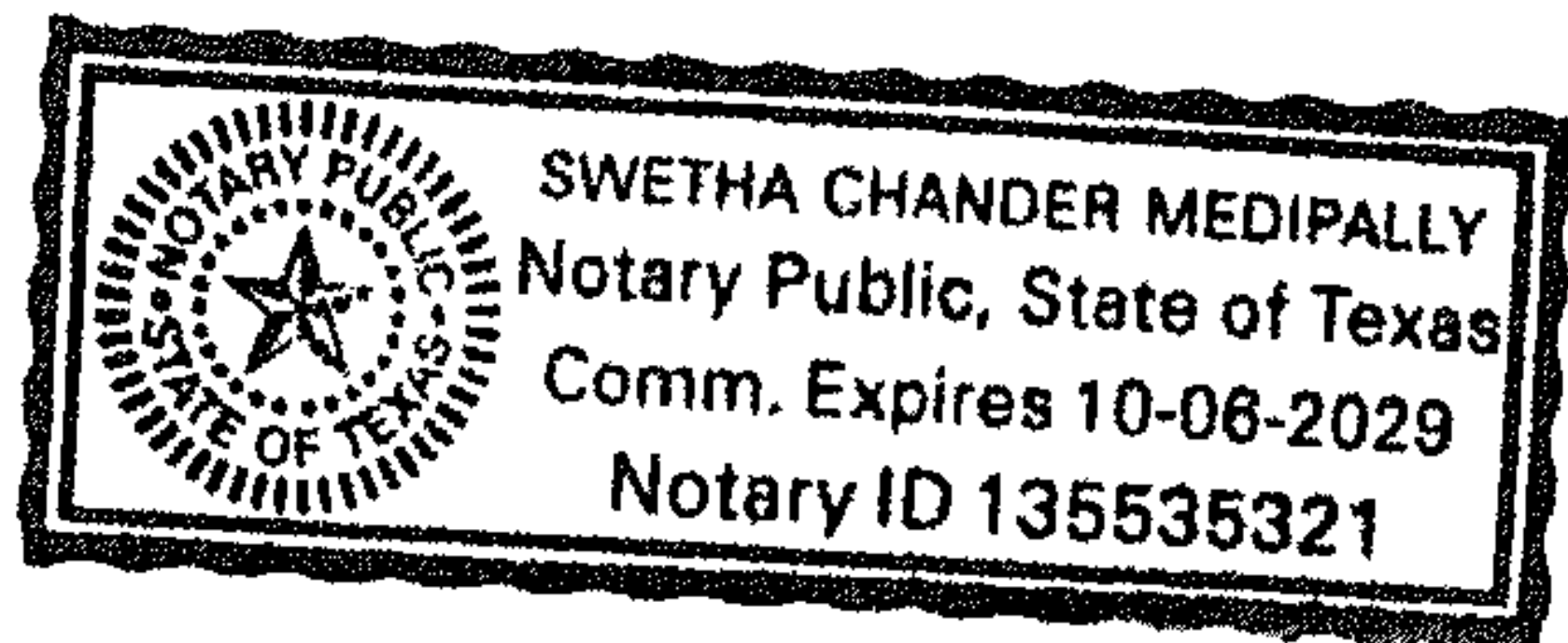
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of April 2026 by ALAN OSENBAUGH, as Manager of CARDINAL MEDICAL SARASOTA REAL ESTATE LLC, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced Driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]

Signature of Notary Public

(Notary Seal)

SWETHA CHANDER MEDIPALLY
Print Name of Notary Public



I am a Notary Public of the State of TEXAS
and my commission expires on 10/06/2029.