

5/4/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489360



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$5,600.00

File No 2026-153
Consideration 800,000.00
Parcel Identification No 0082040074

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of May, 2026 between Rosalee D. Long aka Rosalee E. Long, an unmarried widowed woman, whose post office address is 3225 Mayflower Street, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to CRA Land Acquisitions, LLC, a Florida Limited Liability Company, whose post office address is 301 Quay Commons, Apt #1603, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00) 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, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 34, Block 11, SARASOTA BEACH, as per Plat thereof recorded in Plat Book 1, Pages 76 to 81, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Rosalee D. Long aka Rosalee E. Long by Lisa E. Rasmussen
Rosalee D. Long aka Rosalee E. Long by Lisa E. Rasmussen, her Attorney-In-Fact *her Attorney In Fact*

Holly M. Nikolich
WITNESS
PRINT NAME: Holly M. Nikolich

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 1 ADDRESS

Elizabeth A. Wexler
WITNESS
PRINT NAME: Elizabeth A. Wexler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026, by Lisa E. Rasmussen, as Attorney-In-Fact for Rosalee D. Long aka Rosalee E. Long, who is/are personally known to me or who has/have produced FL DL as identification.

Elizabeth A. Wexler
Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

