

5/5/2026 3:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490224

Doc Stamp-Deed: \$2,835.00

Prepared by and Recording requested by:
John Wickman
Wickman Law Group PLLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: WLG-4610.1Z
Consideration: \$405,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 5, 2026 FEINLAND LLC, a Florida limited liability company, (henceforth referred to as “Grantor”) of 259 Cosmopolitan Court, Sarasota, FL 34236, for consideration paid, grant to BLH356 Ventures LLC, a Florida limited liability company, (henceforth referred to as “Grantee”) of 7311 Weeping Willow Drive, Sarasota, FL 34241, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit D1, Building D, 4141 CLARK CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004177143, as thereafter amended, of the Public Records Sarasota County, Florida.

Parcel ID 0090151010

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of April, 2026.

FEINLAND LLC, a Florida Limited Liability Company

By: Debra Landesberg
Debra Landesberg, Manager. *member*

By: Saul J. Landesberg
Saul J. Landesberg, Manager. *member*

Dawn D. Parker
Witness #1 Signature

Dawn D. Parker
Witness #1 P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

John E. Wickman
Witness #2 Signature

John E. Wickman
Witness #2 Printed Name
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th day of April, 2026, by Debra Landesberg and Saul J. Landesberg, *members* Managers of FEINLAND LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

John E. Wickman
Signature of Notary Public

Print, Type/Stamp Name of Notary

