

Prepared by:  
Amanda C. Tullidge, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
File Number: 48431.000

5/7/2026 12:22 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3491132

Documentary Stamps in the amount  
of \$4,550.00 are affixed hereto.

Doc Stamp-Deed: \$4,550.00

## SPECIAL WARRANTY DEED

**Made** this May 7, 2026 A.D. by **EHS Investments LLC**, a Florida limited liability company, whose address is 7461 Palmer Glen Circle, Sarasota, Florida 34240, hereinafter called the grantor, to **Jonathan D. Herskovits and Colleen D. Herskovits, husband and wife**, whose address is 113 Island Estates Parkway, Palm Coast, Florida 32137, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**Lot R-1, FOUNDERS CLUB, A SUBDIVISION, according to the plat thereof, as recorded in Plat Book 44, Page 30, of the Public Records of Sarasota County, Florida.**

Parcel ID Number: **0231040014**

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

**Subject To** valid reservations, restrictions and easements of record.

**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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but against none other; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

[signature on following page]

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

**EHS Investments LLC,**  
a Florida limited liability company

Witness #1 Signature: Laverne A. Routh  
Witness #1 Printed Name: LAVERNE A. ROUTH  
Address: 802 11th St. W.  
Bradenton, FL 34205

By: [Signature]  
Grant Mullen, Member/Manager

Witness #2 Signature: [Signature]  
Amanda C. Tullidge  
Witness #2 Printed Name: \_\_\_\_\_  
Address: 802 11th St W  
Bradenton FL 34205

State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026, by Grant Mullen, Member/Manager of EHS Investments LLC, a Florida limited liability company, on behalf of the company,  who is personally known to me or  who has produced FL DL as identification.



**AMANDA TULLIDGE**  
Notary Public, State of Florida  
My Comm. Expires 09/25/2026  
Commission No. HH 291201

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_