

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061909 2 PG(S)**

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29235

5/7/2026 2:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491300

Doc Stamp-Deed: \$3,080.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 7, 2026 between **11626 Parrotfish Street LLC**, a Florida limited liability company, whose mailing address is: 2036 Bispham Road, Sarasota, Florida 34231, party of the first part, and **William W. Luce and Nancy J. Luce, husband and wife and Joseph A. Shanahan and Katherine T. Tracey, husband and wife**, as tenants in common, whose mailing address is: 11539 Blackfin Street, Venice, Florida 34292, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **Four Hundred Forty Thousand dollars & no cents, \$440,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

LOT 98, CARIBBEAN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGES 20, 20A THROUGH 20K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID#0733120050

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 6th day of May, 2026.

Signed, sealed and delivered in the presence of:

11626 Parrotfish Street LLC, a Florida limited liability company

Witness Signature: [Signature]

By: [Signature]

Print witness # 1 name Lauren P Wahl

Print Name: Richard Wahl
Title: Member

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

By: [Signature]
Print Name: Maria Wahl
Title: Member

Witness Signature: [Signature]

Print witness # 2 name Melissa Petruccelli

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization on this 6th day of May, 2026 by Richard Wahl and Maria Wahl, Members of 11626 Parrotfish Street LLC, a Florida limited liability company who is/are personally known to me or who produced DL as identification and did take an oath.

[Signature]

Notary Public
Notary Seal

