

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064744 5 PG(S)

5/13/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493766

Prepared by and Return to: Derin Parks, Esq.
Grimes Galvano, PL
1023 Manatee Avenue West
Bradenton, FL 34205

Parcel ID: 0188130008
Sales Price: \$542,625.20

Doc Stamp-Deed: \$3,798.90

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 13th day of May, 2026, by and between **Jon Anthony Astore, as Trustee of THE PAAS TRUST u/t/a dated October 26, 2021, a Florida trust ("Grantee")**, whose address is 336 Blackbird Court, Bradenton, FL 34212 ("**Grantor**"), and **LAKEWOOD RANCH CORPORATE PARK, LLC**, a Florida limited liability company whose address is 14400 Covenant Way, Lakewood Ranch, Florida 34202 ("**Grantee**").

WITNESSETH

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever the following described real property in Sarasota County, Florida:

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HEREOF ("**Property**").

To have and hold the same in fee simple forever.


Grantor named herein warrants that the above-described property is not its/his homestead nor is it contiguous thereto.

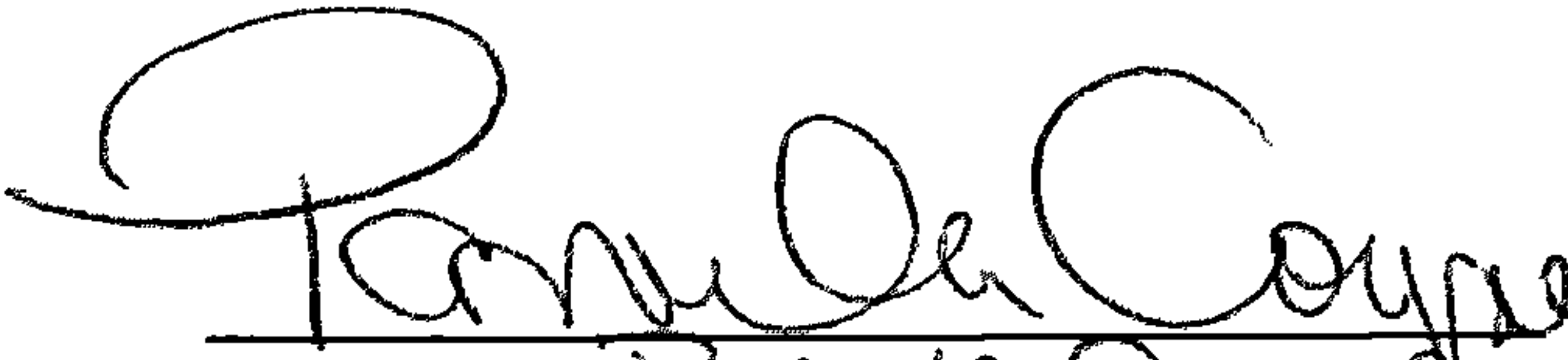
The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to taxes and assessments for the year 2026 and subsequent years, and to the Permitted Exceptions listed on Exhibit B attached hereto and incorporated herein.

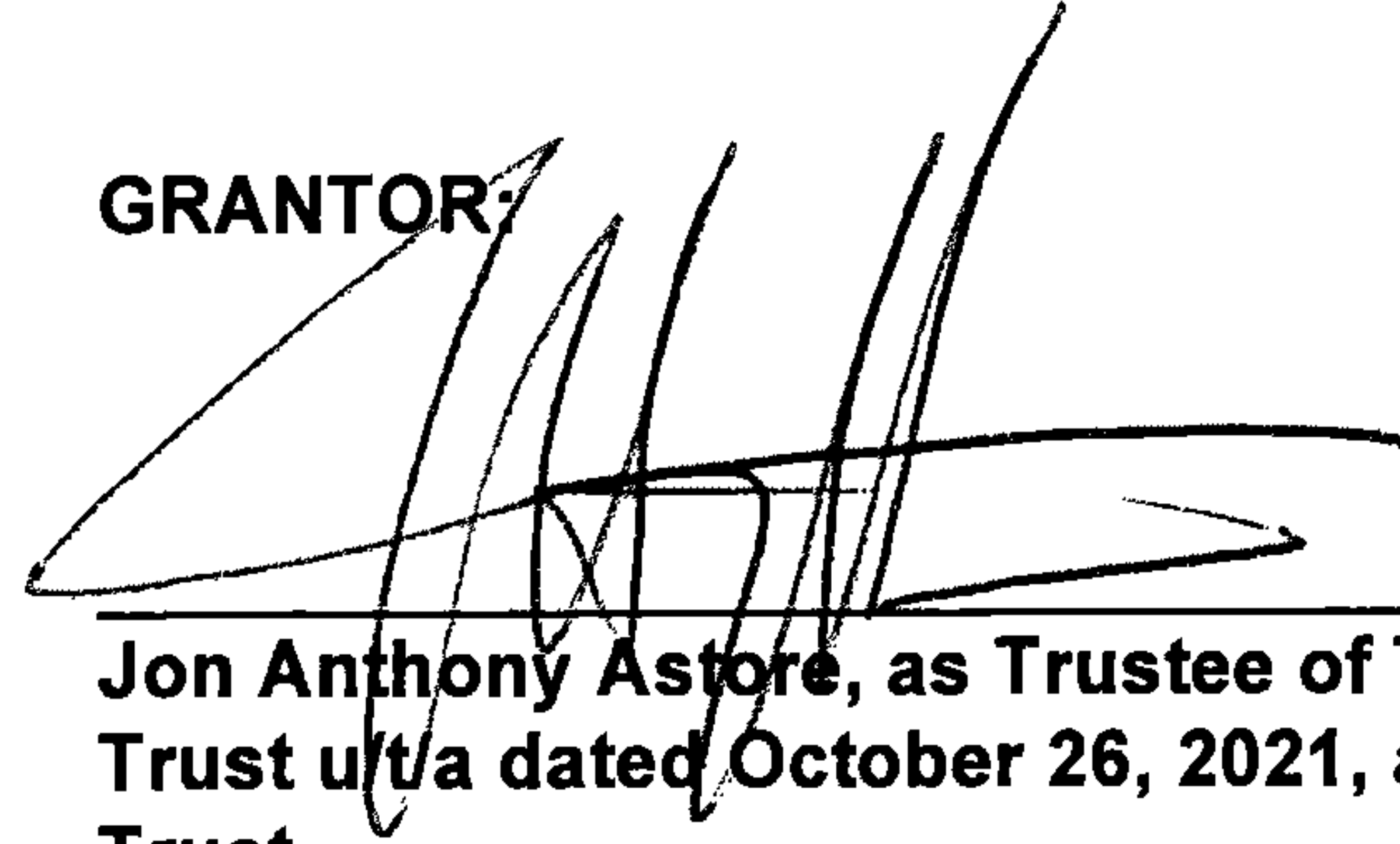
IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

WITNESSES:


Print Name: Karen L. Coyne
Address: 1023 Manatee Avenue West
Bradenton, FL 34205


Print Name: Pamela Coyne
Address: 1023 Manatee Avenue West
Bradenton, FL 34205

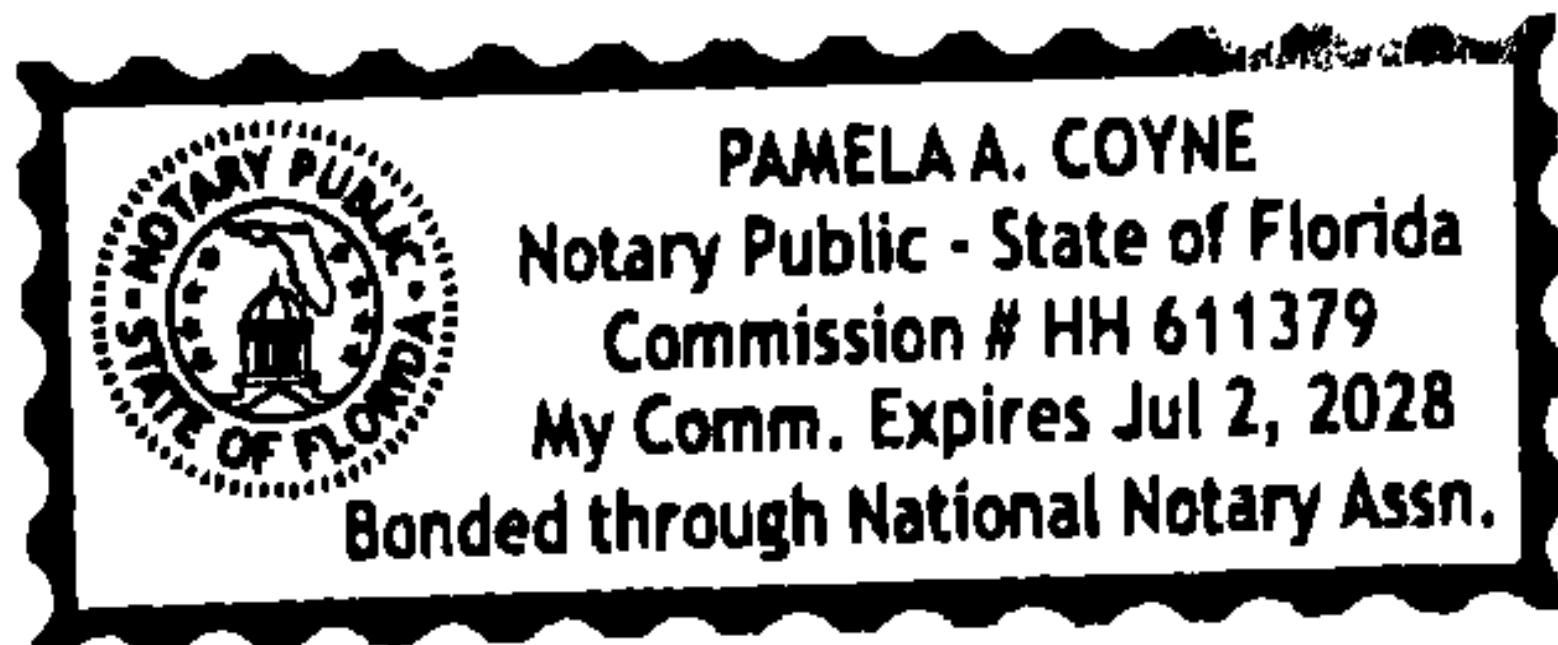
GRANTOR:


Jon Anthony Astore, as Trustee of The PAAS Trust u/t/a dated October 26, 2021, a Florida Trust

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026, by Jon Anthony Astore, as Trustee of The PAAS Trust u/t/a dated October 26, 2021, a Florida trust, on behalf of the Trust. Said person is personally known to me or has presented FLDL as identification. If no identification is specified, said person is personally known to me.

[Notary Seal]



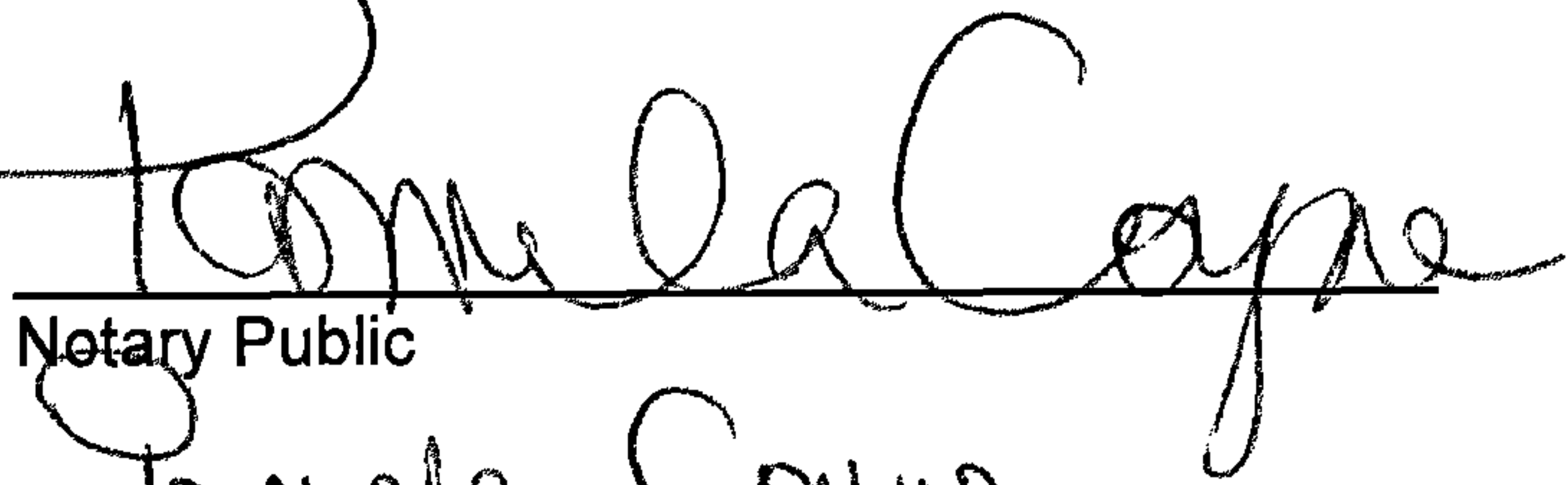

Notary Public
Pamela Coyne
Printed Name

EXHIBIT A
LEGAL DESCRIPTION

Lot 2 SYSTEMS COURT, a Commercial Subdivision according to the plat thereof recorded in Plat Book 47, Pages 44 and 44A, of the Public Records of Sarasota County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

Restrictions, covenants, conditions and easements, which include provisions for, a private charge or assessment, as contained in the instrument recorded in Official Records Book 2854, Page 1888, as supplemented and amended by Instruments recorded in Official Records Book 2957, Page 1669, Official Records Book 3066, Page 1644, Official Records Instrument Number 1998079694, Official Records Instrument Number 1999073834, Official Records Instrument Number 1999088107, Official Records Instrument Number 2000045706, Official Records Instrument Number 2000066820, Official Records Instrument Number 2000106772, Official Records Instrument Number 2000118287, Official Records Instrument Number 2001106290, Official Records Instrument Number 2001148128, Official Records Instrument Number 2002176608, Official Records Instrument Number 2003027030, Official Records Instrument Number 2006115133, Official Records Instrument Number 2006189113, Official Records Instruments Number 2007042123, Official Records Instrument Number 2007185823, Official Records Instrument Number 2007185825, Official Records Instrument Number 2010151638, Official Records Instrument Number 2011047447 and Official Records Instrument Number 2011061089, Official Records Instrument Number 2011119858, Official Records Instrument Number 2011120579, Official Records Instrument Number 2014123311, Official Records Instrument Number 2015107864, Official Records Instrument Number 2015128375, Official Records Instrument Number 2016086990, Official Records Instrument Number 2019068271, Official Records Instrument Number 2021063359, Official Records Instrument Number 2022169167, Official Records Instrument Number 2022169168, Official Records Instrument Number 2022200925, Official Records Instrument Number 2023103782, Official Records Instrument 2024042585 and Official Records Instrument 2024168244, Notice of Preservation of Restrictions recorded in O.R. Instrument No. 2024169271 and all amendments thereto, of the Public Records of Sarasota County, Florida.

Matters shown on the Plat of Systems Court, a Commercial Subdivision recorded in Plat Book 47, pages 44 and 44A, of the Public Records of Sarasota County, Florida.

Notice of Stipulations and Limitations recorded in Official Records Instrument Number 2019126027, Official Records Instrument Number 2019126028 and Official Records Instrument Number 2019126063, of the Public Records of Sarasota County, Florida.

Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded in Official Records Instrument Number 2005182181, Corrective Notice recorded in Official Records Instrument Number 2006132599, Amendments recorded in Official Records Instrument Number 2009143264, Official Records

Instrument Number 2018070826, Official Records Instrument Number 2019111597 and Official Records Instrument No. 2022141350, of the Public Records of Sarasota County, Florida, together with Final Judgment of Validation in Case No. 2005-CA-5205 recorded in Official Records Instrument Number 2005285190, of the Public Records of Sarasota County, Florida.

Interlocal Agreement between Sarasota County and the Lakewood Ranch Stewardship District pursuant to and amended by First Amendment recorded in Official Records Instrument Number 2010150250, of the Public Records of Sarasota County, Florida.

Declaration of Restrictive Covenant recorded in Official Records Instrument No. 2006126824, of the Public Records of Sarasota County, Florida, which provide for use restrictions.

Notice to Purchaser recorded in Official Records Instrument Number 2011061090, of the Public Records of Sarasota County, Florida.