

5/14/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494224

Doc Stamp-Deed: \$28,000.00

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6508

Purchase Price: \$4,000,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$28,000.00
Parcel Identification No.: 0077090037

WARRANTY DEED

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

THIS INDENTURE made this **14th day of May, 2026**, between **Baja Casa II, LLC, a Florida Limited Liability Company**, whose post office address is **7912 Mainsail Lane, Sarasota, FL 34240**, Grantor, to **Gabriel J. Noto, as Trustee of the Gabriel J. Noto Revocable Trust Agreement dated December 18, 2008 and as subsequently amended and restated most recently on May 22, 2024, as amended**, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is **P.O. Box 25595, Sarasota, FL 34239**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

Lot 6, Field Club Estates, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 14, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Printed Name: Ann S. Johnson
P.O. Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

Baja Casa II, LLC, a Florida Limited Liability Company

By: [Signature]
William Nachtigal, as Manager

WITNESSES #2:

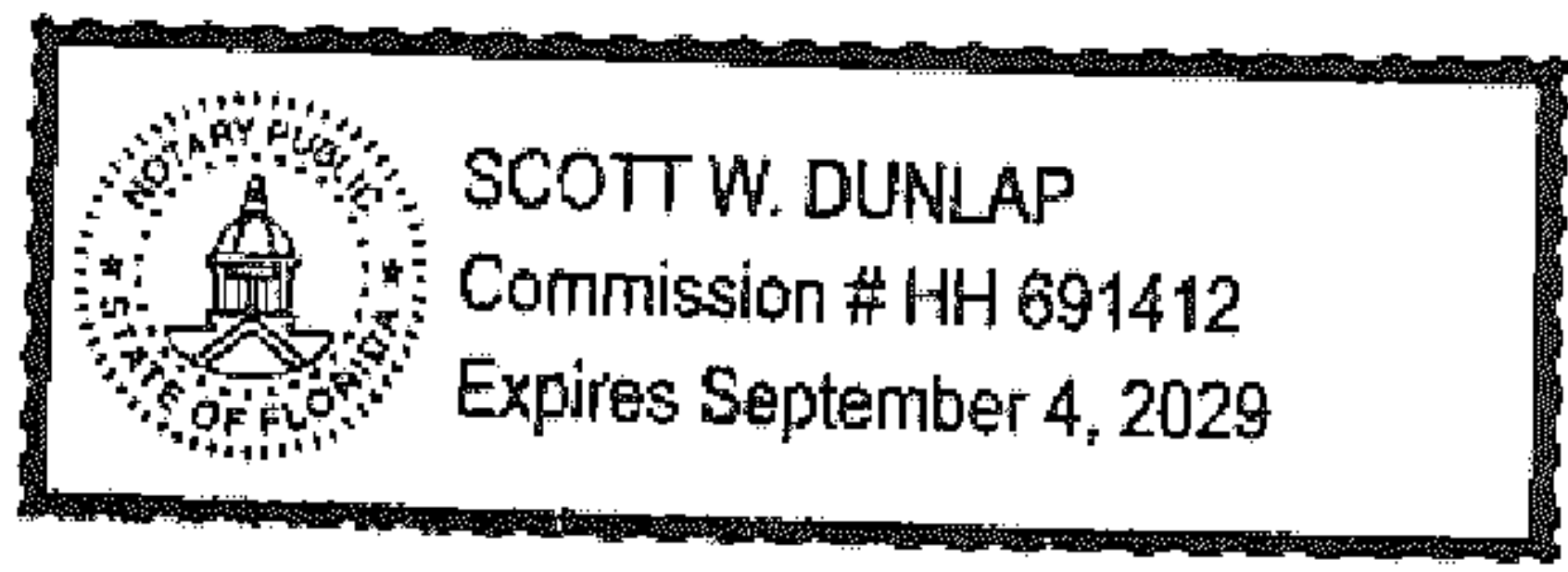
Printed Name: [Signature]
P.O. Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2026, by William Nachtigal, as Manager of Baja Casa II, LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced [Signature] as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



COMPANY RESOLUTION

WE CERTIFY THAT on the 7th day of May, 2026, at a Special Meeting of the Members and Managers of **BAJA CASA II, LLC**, a Florida limited liability company (“Company”), duly called and held at which all Members and Managers were present and voting throughout, it was, on Motion duly made, seconded and unanimously carried:

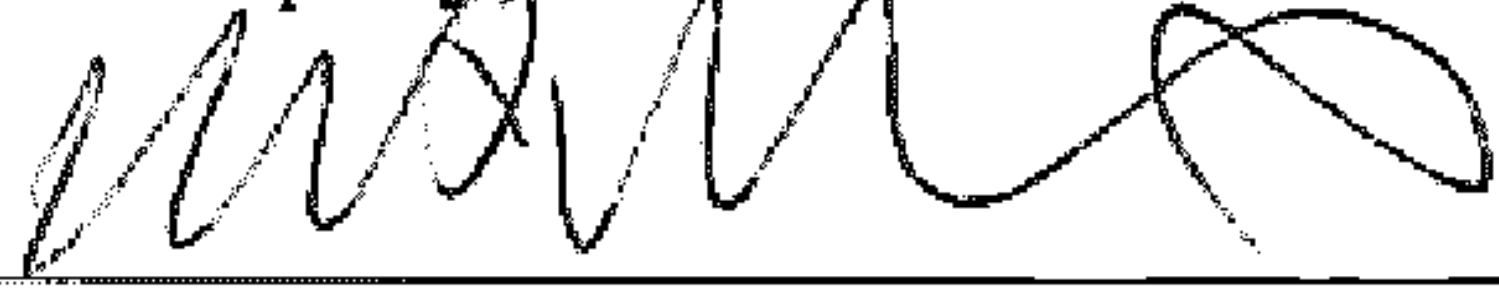
RESOLVED, that the Company hereby approve that certain as is residential contract for sale and purchase agreement with **GABRIEL J. NOTO REVOCABLE LIVING TRUST**, as purchaser said contract dated April 15, 2026 (the “Purchase Agreement”), pursuant to which the Company agreed to convey certain real property located at 1802 Field Rd., Sarasota, FL 342231 in Sarasota County, Florida (the “Property”).


RESOLVED, that the Company’s Members and Managers, resolved that either of the Company’s managers, William A. Nachtigal or Allison G. Nachtigal be, and are hereby authorized and directed, on behalf of the Company, to execute and deliver any deeds, instruments, affidavits, certificates or other documents as may be required or appropriate, in order to consummate the transactions contemplated by the Purchase Agreement (either manager is authorized to sign without the necessity of the joinder of the other manager).

RESOLVED, that the title companies and/or law firms insuring the foregoing transactions and any other relevant third parties may rely upon a copy of this Resolution, certified by the Members and Managers of the Company, as evidence of the authority of the Managers of the Company, to act in the foregoing, and that said signed copy of this Resolution shall be conclusive evidence that this Resolution stands unimpaired and unrevoked.

And we do further certify: that the foregoing resolutions were validly adopted, are within the powers of the Members and Managers of the Company, and are now in full force and effect; that the foregoing resolutions were entered upon the minutes of the said Company on the date and for the meeting herein specified, and that the foregoing is a true and correct copy of said resolutions as they appear on the records of the Company; that all required notices of said meeting were duly given, and that said transaction fully complies with the rules and operating agreement of said Company; and that this Company has not been dissolved, or its charter canceled or annulled, and no proceeding is pending for dissolution or annulment.

We have hereunto affixed our signatures on behalf of the Company, effective as of the day hereof.

By: 
William A. Nachtigal, as Manager, and
as Trustee of the Nachtigal Family Trust
as Member

By: 
Allison G. Nachtigal, as Manager and as
Trustee of the Nachtigal Family Trust,
as Member