

5/14/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494232

Prepared by and return to:

Amber R. Mondock, Esq.

Mondock Law PLLC

4760 Tamiami Trail N. Unit 23

Naples, FL 34103

239-673-2211

File Number: 26.322

Doc Stamp-Deed: \$25,200.00

Parcel Identification Number: 0082121101

Consideration: \$3,600,000.00

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## Warranty Deed

**This Indenture** made this 12 day of **May, 2026** between **329 Beach Road Siesta LLC, a Florida limited liability company**, (the "Grantor"), whose post office address is **1144 Tallevast Road, Suite 109-110, Sarasota, FL 34243**, and **Kemmor Investments LLC, a Florida limited liability company**, (the "Grantee"), whose post office address is **5411 W. 125 S., Marion, IN 46953**:

**Witnesseth**, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**Unit A of 329 Beach Condominium, a Land Condominium, according to the Declaration of Condominium recorded in Instrument Number 2024-69591, and all exhibits and amendments thereof, and recorded in Condominium Book 50, Page 21, Public Records of Sarasota County, Florida.**

**Subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for 2026 and subsequent years; and (f) assumed mortgages and purchase money mortgages, if any; provided, that, none prevent use of the herein described property for residential purposes.**

**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** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(This space intentionally left blank.)

DoubleTime®

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

Signed, sealed and delivered in our presence:

329 Beach Road Siesta LLC, a Florida limited liability company

By: CVP SRQ, LLC,  
a Florida limited liability company, as the Manager

By: Casto Vacation Properties, LLC,  
a Florida limited liability company, as the Manager

*Tiffany Dingley*

Witness Name: Tiffany Dingley  
Witness Address: 344 Communipaw Ave Jersey City, NJ 07304

*John L. Hutchens*

By: \_\_\_\_\_  
John L. Hutchens, as the Manager

*Linda Stark*

Witness Name: \_\_\_\_\_  
Witness Address: Linda Stark  
101 Briny Ave., Pompano Beach, FL 33062

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of May, 2026 by John L. Hutchens, as the Manager of Casto Vacation Properties, LLC, a Florida limited liability company, as the Manager of CVP SRQ, LLC, a Florida limited liability company, as the Manager of 329 Beach Road Siesta LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced FL driver's license as identification.

*Linda Stark*

[Notary Seal]

Notary Public  
Printed Name: Linda Stark  
My Commission Expires: 6/6/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.