

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066176 2 PG(S)**

5/15/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495055

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,905.00

File No.: 2026-03-4432

Parcel ID Number: 2006161014

WARRANTY DEED

This WARRANTY DEED, made May 15, 2026, by **ELWOOD APARTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY**, whose address is 236 East Main Street, Gas City, IN 46933 (the "Grantor"), to **SK STRAND LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 7850 Valderrama Way, Lakewood Ranch, FL 34202 (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 FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$415,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit A214, The Strand of Sarasota, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2022015015 and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 48, Page 14, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Rikki Planck
Signature
Witness Printed Name Rikki Planck
Witness #1 Address 144 Main St.
Gas City, IN 46933

Elwood Apartments, LLC, an Indiana Limited Liability Company

By: [Signature]
Caleb P. Crandall, Manager

Stacey Conster
Signature
Witness Printed Name Stacey Conster
Witness #2 Address 144 main St
Gas City, In 46933

State of Indiana
County of Grant

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 14 day of May, 2026, by Caleb P. Crandall, Manager of Elwood Apartments, LLC, who is/are personally known to me or who has/have produced _____ as identification.



Seal
Jill Adrianse
Notary Public
Grant County, State of Indiana
Commission Number: NP0761242
My Commission Expires: February 2, 2033

Jill Adrianse
Notary Public
Print Name: Jill Adrianse
My Commission Expires: 02-12-2033