

5/21/2026 1:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497211

Doc Stamp-Deed: \$20,970.60

Prepared by and Return to:  
Roknich Law Firm, PA  
Nick Roknich, III  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
Our File Number: 230448  
Consideration: \$2,995,717.42

**For official use by Clerk's office only**

) **SPECIAL WARRANTY DEED**  
) (Corporate Seller)  
)

THIS INDENTURE, made this May 20, 2026, between **Hibiscus EJM and Kona LLC**, a Florida limited liability company, a corporation, whose mailing address is: **4720 Silvermoss Drive, Sarasota, Florida 34243**, party of the first part, and **Arno G. Loeffler and Lynn J. Nelson, Trustees of the Loeffler Family Trust dated February 5, 2018**, whose mailing address is: **2135 Hibiscus Street, Sarasota, Florida 34239**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 12, Block H, GROVE LAWN, according to the plat thereof, as recorded in Plat Book 4, Page 67, of the Public Records of Sarasota County, Florida.

Parcel ID#0056050030

**The Trustees herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to 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 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.

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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 18, 2026.

Signed, sealed and delivered in the presence of:

Hibiscus EJM and Kona LLC, a Florida limited liability company

Rebecca Keid  
Witness #1 signature  
Rebecca Keid  
Print Witness #1 name  
Post Office Address: 1800 Second Street, Suite 854, Sarasota,  
Florida 34236

By: Milutin Konatar  
Milutin Konatar, Manager

Catherine E. Bruce  
Witness #2 signature  
Catherine E. Bruce  
Print Witness #2 name  
Post Office Address: 1800 Second Street, Suite 854, Sarasota,  
Florida 34236

By: Vladislav Konatar  
Vladislav Konatar, Manager

(Corporate Seal)

State of Florida  
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 20 day of May, 2026 by Milutin Konatar and Vladislav Konatar, Managers of Hibiscus EJM and Kona LLC, a Florida limited liability company who are personally known to me or who produced as identification.

Catherine E. Bruce  
Notary Public

Print Notary Name

My Commission Expires: \_\_\_\_\_

Notary Seal

