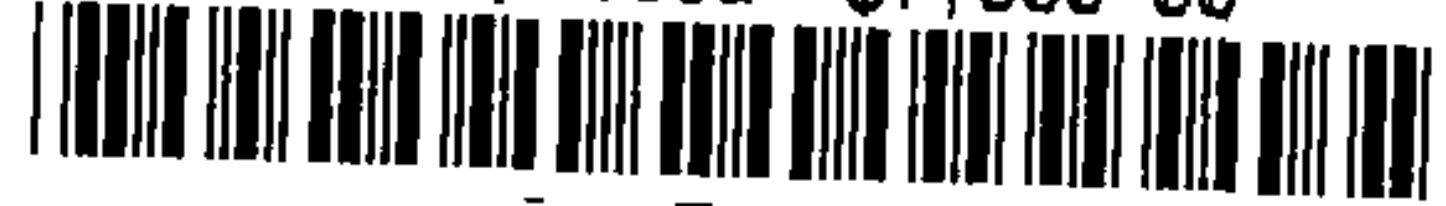


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069886 2 PG(S)
May 22, 2026 03:39:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration	<u>\$1,000,000 00</u>
Recording Fees	<u>\$18 50</u>
Documentary Stamps	<u>\$7,000 00</u>

Doc Stamp-Deed \$7,000 00


Prepared by and Return To.


DUNLAP | MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P A
P O Box 3948
Sarasota, FL 34230
File No · 20332-8

WARRANTY DEED

This Warranty Deed is made by **Seth Barrett Pepper and Christina Pepper, husband and wife**, hereinafter referred to as "Grantor," to **SRQ 6480 MPR 403, LLC, a Florida limited liability company**, whose address is 8191 Midnight Pass Road, Sarasota, FL 34242, hereinafter referred to as "Grantee "

Grantor, in consideration of the sum of TEN AND NO/100 (\$10 00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida

Unit 403, Siesta Breakers, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1350, Page 1, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 35, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements and together with right of use of Storage Area S-67.

The Property Appraiser's Parcel Identification Number for the above described property is: 0108071008.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein

Executed on the 22 day of May, 2026

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

[Signature]
Witness 1 Signature

Witness 1 Printed Name

Scott W Dunlap
Witness 1 Address

22 S. Links Ave
Witness 2 Address

Sarasota FL 34236
As to all Grantors

GRANTOR:

[Signature]

Seth Barrett Pepper
6091 Westminster Street
Punta Gorda, FL 33982

[Signature]

Christina Pepper
6091 Westminster Street
Punta Gorda, FL 33982

[Signature]
Witness 2 Signature

Witness 2 Printed Name LEO ALBAVES

611 SHARON CIRCLE PORT CHARLOTTE FLA 33952
Witness 2 Address

As to all Grantors

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on May 22, 2026, by Seth Barrett Pepper and Christina Pepper

Personally known
or Produced Identification
Type of Identification Produced Dr Lic

[Signature]
Notary Public

Print Name. Scott Dunlap
My Commission Expires.

