

5/26/2026 1:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498481

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 6518MPR310

Doc Stamp-Deed: \$5,985.00

Parcel Identification No. 0108101026

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Warranty Deed

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

This Indenture made this 26th day of May, 2026 between Elaine M. Sampson, individually and as Trustee of the Elaine M. Sampson Revocable Living Trust Agreement dtd 9-10-91 whose post office address is 225 Village Ct, Burlington, NC 27215 of the County of Alamance, State of North Carolina, grantor*, and Living Waters Coastal, LLC, a Florida limited liability company whose post office address is 8626 Seymouria Way, Melbourne, FL 32940 of the County of Brevard, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Unit 310, HOUSE OF THE SUN, F/K/A HALEAKALA "HOUSE OF THE SUN", a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1081, Page 1244, and amendments thereto, and as per plat thereof recorded in Condominium Book 8, Page 41, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification No. 0108101026

Subject to easements, restrictions, and reservations of record; applicable governmental regulations; and taxes for the current year.

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 225 Village Ct, Burlington, NC 27215.

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 taxes accruing subsequent to December 31, 2025.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Naketa Harvey
Witness Name: Naketa Harvey
Witness Address: 309 Henry Steele Dr.
Yadkinville, N.C. 27249
V. Scott Moffitt
Witness Name: V. Scott Moffitt
Witness Address: 1552 York Place
Burlington, NC
27215

Elaine M. Sampson
Elaine M. Sampson, individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2026 by Elaine M. Sampson, individually and as Trustee of the Elaine M. Sampson Revocable Living Trust Agreement dtd 9-10-91, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jessica Clement Peace
NOTARY PUBLIC
Guilford County, NC
My Commission Expires October 22, 2030

Jessica Clement Peace
Notary Public

Printed Name: Jessica Clement Peace

My Commission Expires: Oct. 22, 2030