

5/27/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499240

Doc Stamp-Deed: \$19,989.90

This Instrument Prepared by:

Cassandra Grassman  
Sun Coast Title Company  
5228 Paylor Lane  
Sarasota, FL 34240

After Recording Return to:

Peat Street, LLC  
2021 Hillside Dr.  
Falls Church, VA 22043

Parcel Identification Number:

0532020770

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(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **27th day of May, 2026** between **Verna Rd 132 LLC, a Florida Limited Liability Company**, whose mailing address is **1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243** ("**Grantor**") to, **Peat Street, LLC, a Delaware Limited Liability Company** whose mailing address is **2021 Hillside Dr., Falls Church, VA 22043** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota** County, Florida and fully described as follows:

Lot 77, Hampton Lakes, a Subdivision, according to the Plat thereof recorded in Plat Book 58, Page 195, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Demeri Kis  
WITNESS  
PRINT NAME: Demeri Kis  
1651 Whitfield Ave, Sarasota, FL 34243

Kathleen M Anderson  
WITNESS  
PRINT NAME: Kathleen M Anderson  
1651 Whitfield Ave, Sarasota, FL 34243

GRANTOR:

Verna Rd 132 LLC, a Florida Limited Liability Company  
By: Land Experts, Inc., a Florida corporation as manager

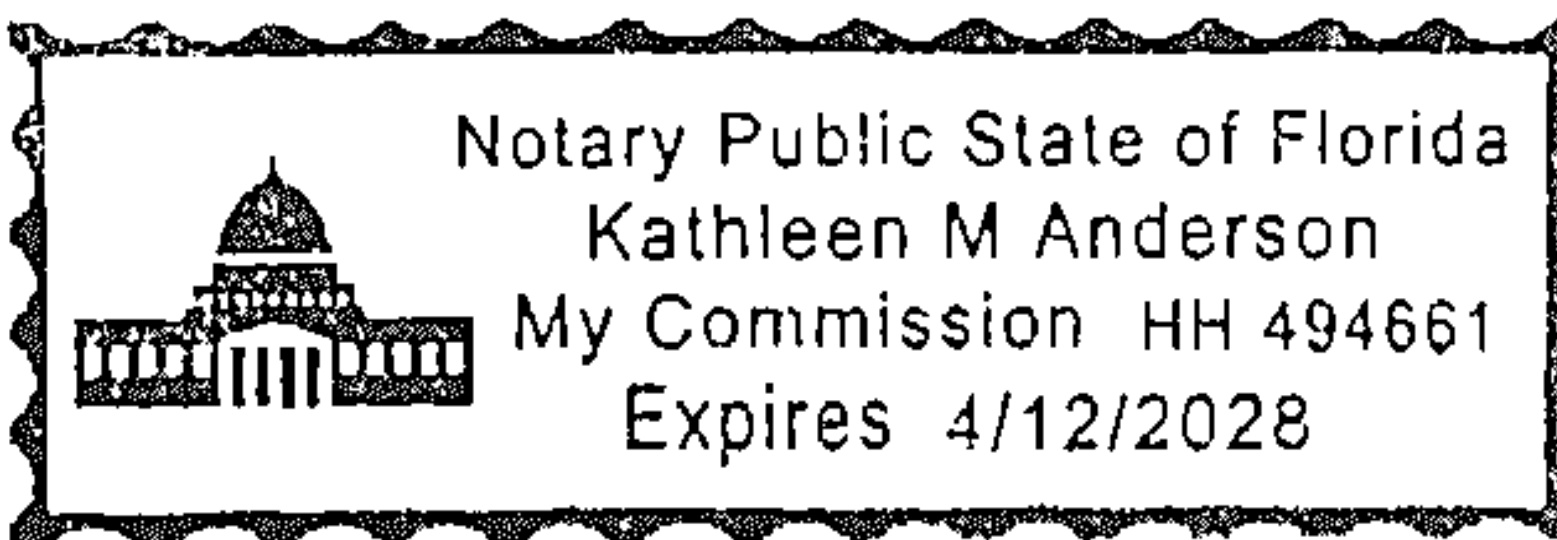
By: Charles Tokarz  
Charles Tokarz, Vice President

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means () physical presence or ( ) online notarization this 27th day of May, 2026 by Charles Tokarz, Vice President of Land Experts, Inc., a Florida corporation as manager of Verna Rd 132 LLC, a Florida Limited Liability Company who is personally known to me.

Kathleen M Anderson  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_