

5/28/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500193

Consideration: \$601,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48869-001

Doc Stamp-Deed: \$4,207.00

Property Appraiser's Parcel ID No.: 0786160088

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of May, 2026, by and between **RICHARD LAWRENCE ELLIOTT, A SINGLE MAN**, whose address is **300 King Rail Drive, 106, Lynnfield, MA 01940** (hereinafter "GRANTOR"), and **LEDGE INVESTMENTS LLC, A WISCONSIN LIMITED LIABILITY COMPANY**, whose address is **N6576 Carrington Dr, Fond Du Lac, WI 54937** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 88, OF ANTIGUA AT WELLEN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 160, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd
Jacksonville FL 32217

Richard Lawrence Elliott
Richard Lawrence Elliott

(2) [Signature]
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026, by Richard Lawrence Elliott, who is personally known to me or who has produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

(AFFIX SEAL)

Kimberly Jordan
Print, Type/Stamp Name of Notary

My Commission Expires: 03/30/2027

Notarized online using audio-video communication

