

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072592 2 PG(S)

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 28821
Consideration: \$0.00

5/29/2026 1:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500401

Doc Stamp-Deed: \$0.70

NOTE TO CLERK: THIS DEED IS BEING EXECUTED , DELIVERED
AND RECORDED TO COMPLETE AN I.R.C. SECTION 1031 REVERSE
THEREFORE, MINIMUM DOCUMENTARY STAMPS ARE DUE PURSUANT
TO TECH. ASSIS. ADVISEMENT NO. 01B4-001.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 28, 2026 between **The Real Estate Parking Company, a Florida corporation**, whose mailing address is: 2831 Ringling Blvd 210-D, Sarasota, Florida 34237, party of the first part, and **Nathan Frederick Farming & Leasing, LLC, a Maryland limited liability company**, whose mailing address is: 198 Thomas Johnson Drive #3, Frederick, Maryland 21702, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **Ten dollars & no cents \$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, to wit:

APARTMENT 12-F, ISLANDS WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 974, PAGE 1678, AND AS AMENDED AND RESTATED IN OFFICIAL RECORDS INSTRUMENT NO. 1998079461, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 6, PAGE 4, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID#0007051071

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 28 day of May, 2026.

Signed, sealed and delivered in the presence of:

Witness Signature: _____

Print witness # 1 name _____

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

The Real Estate Parking Company, a Florida corporation

By: _____

Print Name: David D. Bone

Title: President

Witness Signature: _____

_____ Melissa Petrucci

Print witness # 2 name _____

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 11-18-28. THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or [] online notarization on this 28 day of May, 2026 by David D. Bone, as President of The Real Estate Parking Company, a Florida corporation who is personally known to me or who produced DL as identification and did take an oath.

Notary Public
Notary Seal

