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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501425

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 26-037

Doc Stamp-Deed: \$2,079.00

Warranty Deed

Made on **June 1, 2026**, by and between **2 GATOS LLC, a Florida Limited Liability Company**, whose address is **1350 5th Street, Ste 6, Sarasota, FL 34236** (hereinafter called the "Grantor"), to **GATS INVESTMENTS LLC, a Florida Limited Liability Company**, whose post office address is **519 Venice Lane, Siesta Key, FL 34242** (hereinafter called the "Grantee");

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of **\$297,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

Units 36, 38 and 39, Building 2, THE OFFICE PARK, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1517, Pages 755 through 809, inclusive, and as per Plat thereof recorded in Condominium Book 19, Pages 1, 1A through 1E, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **0103101074**

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

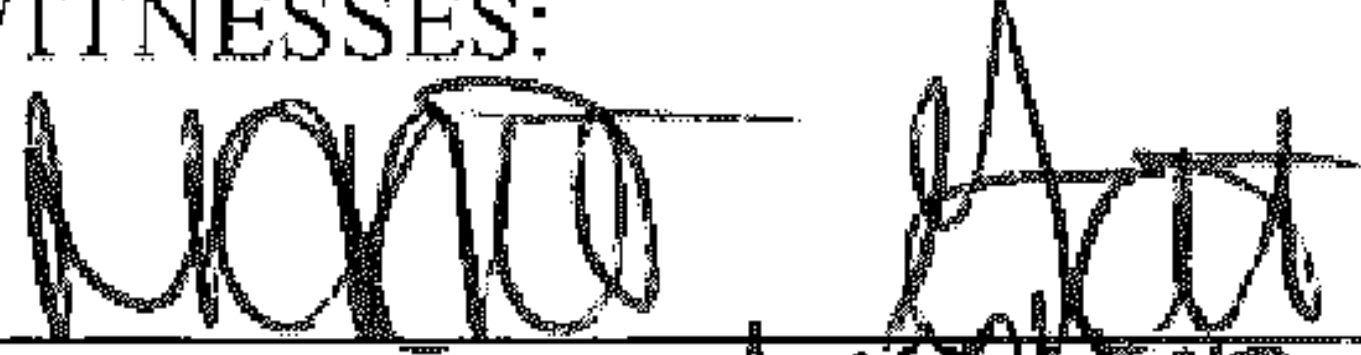
To Have and to Hold, the same in fee simple forever.

And the 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:


Print Name: Madison Gates

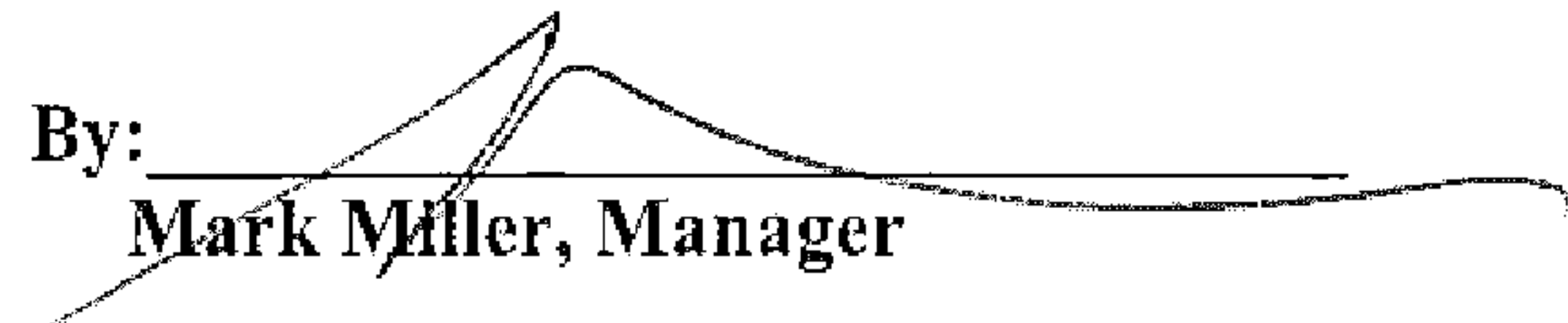
Address: 2070 Ringling Blvd. Sarasota, FL 34237


Print Name: Austin Hampson

Address: 2070 Ringling Blvd. Sarasota, FL 34237

GRANTOR:

2 GATOS LLC, a Florida Limited Liability Company

By: 
Mark Miller, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 1 day of June, 2026, by Mark Miller, Manager of 2 GATOS LLC, a Florida Limited Liability Company, on behalf of the company, (☒) who is/are personally known to me or (☐) who has/have produced _____ as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

