

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073938 2 PG(S)**

6/1/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501454

Doc Stamp-Deed: \$2,695.00

Prepared by and return to:

Sara Huddleston

Infanti Law Firm

1605 Main Street

Suite 1112

Sarasota, FL 34326

(941) 289-3929

File No: 2026-6489

Purchase Price: \$385,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,695.00

Parcel Identification No.: 2016145039

WARRANTY DEED

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

THIS INDENTURE made this June 1st, 2026, between **Sota Pop 1001, LLC, a Florida Limited Liability Company**, whose post office address is **51 Macewen Drive, Unit 2., Osprey, FL 34229**, hereinafter referred to as the “GRANTOR”, to **Rusty Lavender and Cheyenne Koster, husband and wife**, whose post office address is **1001 Benjamin Franklin Drive, #403, Sarasota, FL 34236**, hereinafter referred to as the “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:

Unit 403, LIDO TOWERS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1375, Page 719, as thereafter amended, and as per Plat thereof recorded in Condominium Book 14, Page 30, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Printed Name:

P.O. Address:

1605 Main Street, Suite 1112
Sarasota, FL 34236

Sota Pop 1001, LLC, a Florida Limited Liability Company

By: Sota Pop 27, LLC, a Florida limited liability company, its Member

By:

Hugh Trigg Mitchell, as Member

WITNESSES #2:

Printed Name:

P.O. Address:

1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2026, by Hugh Trigg Mitchell as Member of Sota Pop 27, LLC, a Florida limited liability company, which is the Member of Sota Pop 1001, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced TD as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

