

Prepared by and return to:
Tag Investment Resources LLC
C/O Bryan Freytag
755 Grand Blvd. Suite B105-344
Miramar Beach FL 32550

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075116 3 PG(S)
June 03, 2026 12:47:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



Property Appraiser's Parcel Id: 2009163004

WARRANTY DEED OF GIFT

THIS WARRANTY DEED made this 28th day of May, 2026, by Tag Investment Resources LLC, hereinafter called the grantor, whose address is 755 Grand Blvd. Suite B105-344, Miramar Beach FL 32550, to Hope M. Freytag, as Trustee of the Hope M. Freytag Revocable Trust, dated September 22, 2023, as to an undivided 50% interest, and Bryan D. Freytag, as Trustee of the Bryan D. Freytag Revocable Trust, dated September 22, 2023, as to an undivided 50% interest, hereinafter called the grantee, whose post office address is 755 Grand Blvd. Suite B105-344, Miramar Beach FL 32550.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of love and affection, receipt whereof hereby is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees the following described real property including improvements thereon, situated in SARASOTA County, Florida, to-wit:

UNIT 504, OF BAYSO SARASOTA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023161258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

SUBJECT TO all other easements and restrictions of record and taxes for the current year.

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

Full power and authority are confirmed upon the Grantees, as Trustees, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, is being the intent of the Grantor to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

AND the Grantor hereby does covenant with said Grantees that the Grantor is lawfully seized in and to said property in fee simple, that the Grantor has good right lawful authority to

sell and convey interest in and to said property: that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever, and that the Grantor's interest in and to said property is free of all encumbrances, except taxes accruing from December 31, 2025.

It is expressly provided, however, that the grantor reserves to Bryan Freytag and Hope Freytag a life estate, and it is here expressly agreed that Bryan Freytag and Hope Freytag shall have, and for Bryan Freytag's and Hope Freytag's assigns, the full possession, benefit, and use of the described property, as well as the rents, issues, and profits from it, for and during Bryan Freytag's and Hope Freytag's natural lives.

IN WITNESS WHEREOF, the said Grantee has signed and sealed these presents the day and year first above written.

Signed in the presence of:

WITNESSES:

GRANTOR:

Tag Investment Resources LLC, a
Florida Limited Liability Company

Raheem Baker

By:

Bryan D. Freytag

Raheem Baker

Printed Name

Its: Authorized Member

1058 N Tamiami Trl Ste 108
Address Sarasota, FL 34236

Rebecca L Howard

Rebecca L Howard

Printed Name

1058 N Tamiami Trl Ste #108
Address Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence this 3rd day of June, 2026. By Bryan D. Freytag, as authorized member of Tag Investment Resources, LLC, a Florida limited liability company.

Rebecca L Howard
Signature of Notary Public

Personally known: _____ or produced identification: ✓

Type of identification produced: Florida Driver's Lic

