

6/3/2026 1:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502548

Consideration: \$1,115,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Doc Stamp-Deed: \$7,805.00

Property Appraiser's Parcel ID No.: 0106-07-5303

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 1st day of June, 2026, by and between **VBR SRQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **136 Lake Drive, Benton, KY 42025** (hereinafter "GRANTOR"), and **THOMAS A. MALONE, AS TRUSTEE OF THE THOMAS A. MALONE REVOCABLE TRUST DECEMBER 12, 2012 AND AMENDED APRIL 4, 2022**, whose address is **6281 Midnight Pass Road, #6281, Siesta Key, FL 34242** (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:

UNIT 6281, EXCELSIOR BEACH TO BAY CONDOMINIUM, SECTION 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1451, PAGE 1277, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 22, 22A THROUGH 22D, INCLUSIVE, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

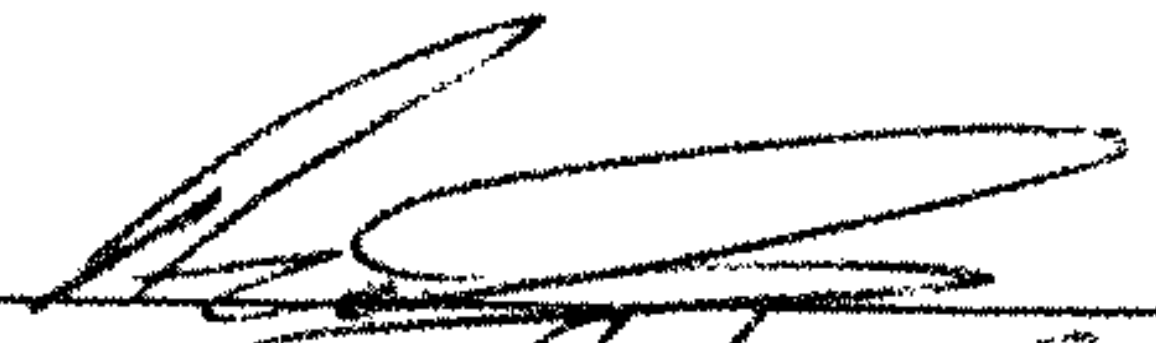
(acknowledgment signatures on following page)

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

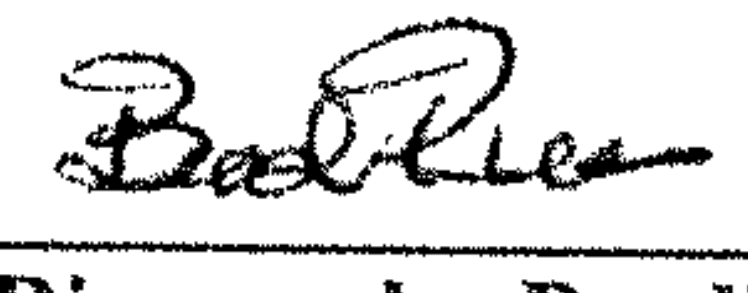
Signed, sealed and delivered in our presence:

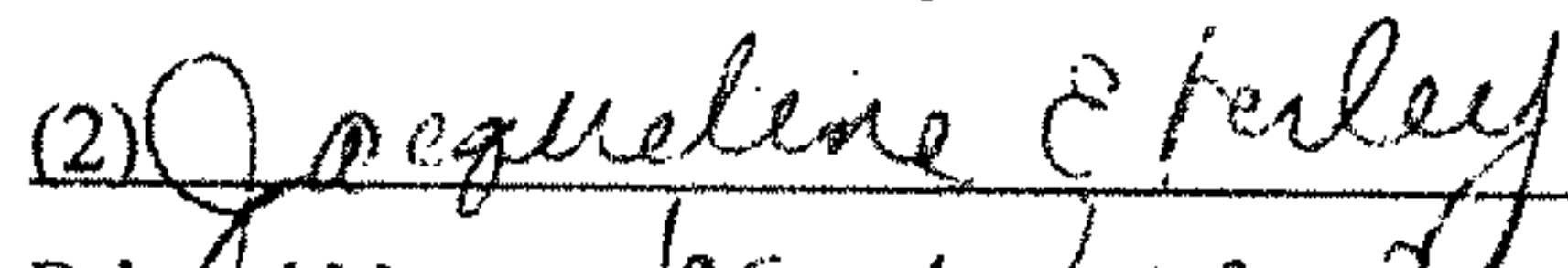
WITNESSES:

GRANTOR:

(1) 
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

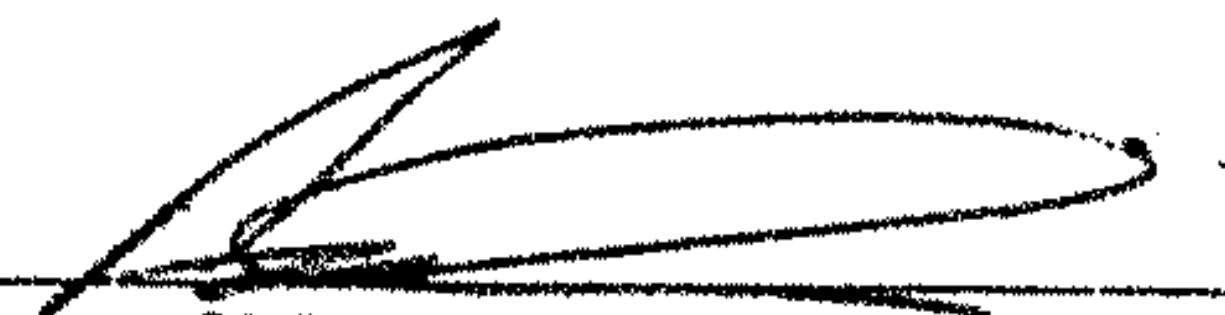
VBR SRQ, LLC, a Florida Limited Liability Company

By: 
Brad Rivers, aka Bradley Allen Rivers
Its: Manager

(2) 
Printed Name Jacqueline Oberley
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of May, 2026, by Brad Rivers, aka Bradley Allen Rivers, as Manager of VBR SRQ, LLC, a Florida Limited Liability Company, () who is/are personally known to me or (X) who has/have produced Driver License as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

