

6/3/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502863

Doc Stamp-Deed: \$0.70

Prepared by and return to:
Donald W. Scarlett, Jr., Esq.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Ave, Ste 201
Sarasota, FL 34236
(941) 955-5100
File #73319.002

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Warranty Deed

This Warranty Deed made this 28th day of May, 2026 between Amber Sky Properties LLC, an Ohio limited liability company, whose post office address is 7361 Oak Moss Dr, Sarasota, FL 34241, grantor, and Stephen M. Dressig and Lisa Dressig, husband and wife, whose post office address is 7361 Oak Moss Dr, Sarasota, FL 34241, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseeth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Sarasota County, Florida** to-wit:

Unit 34, THE HAMMOCKS, A CONDOMINIUM, SECTION IV, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1711, Page 1805, as thereafter amended, and as per Plat thereof recorded in Condominium Book 23, Page 8, as thereafter amended, of the Public Records Sarasota County, Florida.

Parcel Number: 0260074034

ONLY MINIMUM DOCUMENTARY STAMP TAX IS BEING PAID ON THIS TRANSFER OF UNENCUMBERED PROPERTY FROM THE MEMBER-MANAGED LIMITED LIABILITY COMPANY GRANTOR TO ITS MEMBERS. GRANTEES ARE ALL OF THE MEMBERS OF GRANTOR. THE BENEFICIAL OWNERSHIP OF THE PROPERTY BEFORE AND AFTER THIS TRANSFER REMAINS THE SAME.

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations 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 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, grantor has hereto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janet Dunn-Kovachic

Witness

Printed Name: Janet Dunn-Kovachic

P.O. Address: 1023 Nesbitt Road
Northfield Ohio 44067

Amber Sky Properties LLC, an Ohio limited liability company

By: Stephen M. Dressig, Member
Stephen M. Dressig, Member

Susan Houlahan

Witness

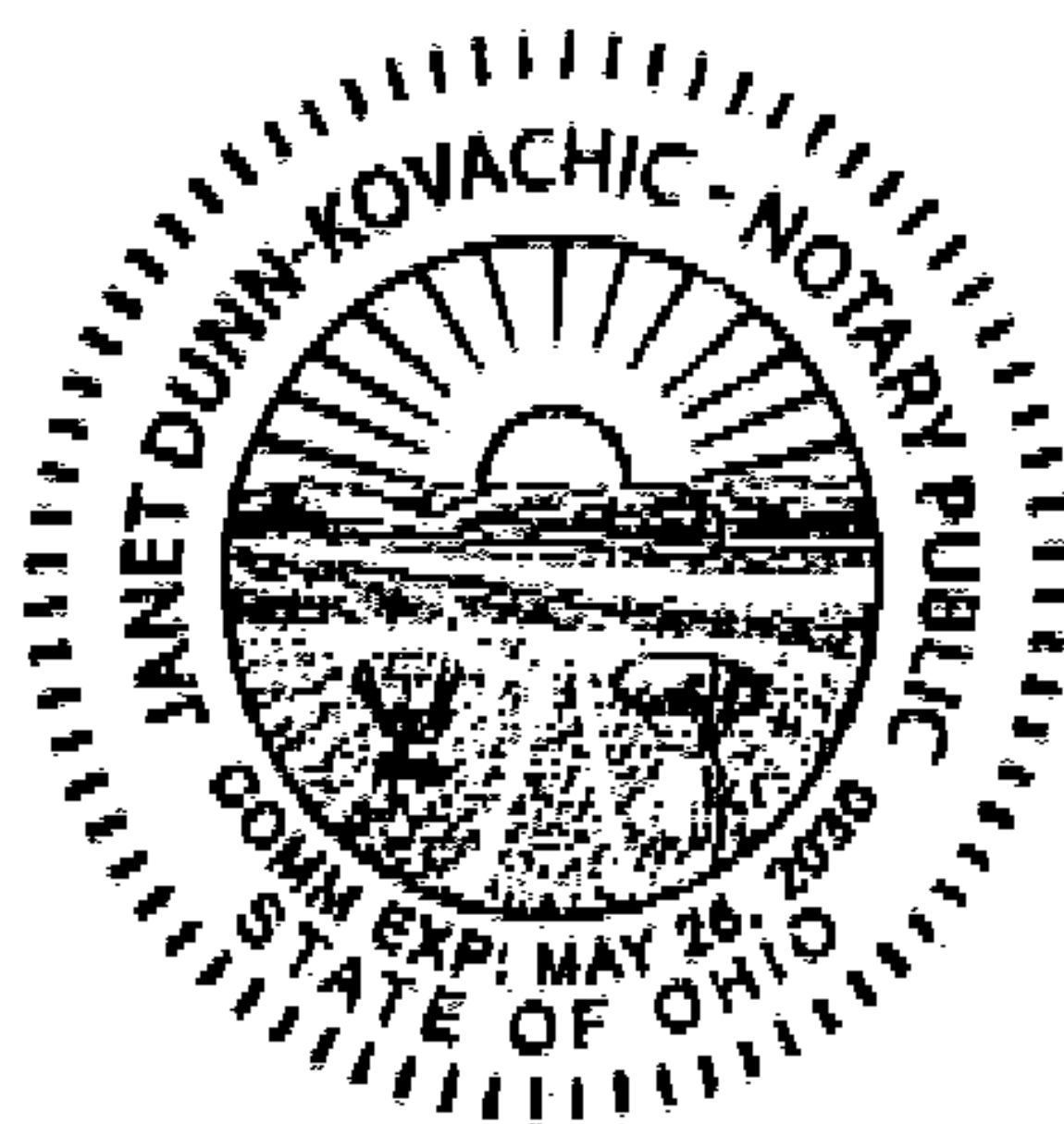
Printed Name: Susan Houlahan

P.O. Address: 578 Maplebrook Circle
Munroe Falls, OH 44262

State of Ohio
County of Summit

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of May, 2026 by Stephen M. Dressig, Member of Amber Sky Properties LLC, an Ohio limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Janet Dunn-Kovachic
Notary Public
Print Name: Janet Dunn-Kovachic
My Commission Expires: May 26 2030

SIGNATURES AND NOTARY CONTINUED ON FOLLOWING PAGE

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Quirica Perez
P.O. Address: 7135 Orange Ave, Ste 201
Sarasota, FL 34236

Amber Sky Properties LLC, an Ohio limited liability company

By: [Signature]
Lisa Dressig, Member

[Signature]
Witness
Printed Name: Antonia J. Abreu
P.O. Address: 7135 Orange Ave, Ste 201
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 28th day of May, 2026 by Lisa Dressig, Member of Amber Sky Properties LLC, an Ohio limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

