

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075916 2 PG(S)**

Prepared By and Return To:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Sales Price: \$100.00
Parcel ID No. 0098052018

6/4/2026 12:39 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3503118

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 3rd day of June, 2026, between THOMAS J. BURY, III, as Trustee of the THOMAS J. BURY, III REVOCABLE TRUST under agreement dated the 14th day of January 2022, whose post office address is 963 Seascape Place, Sarasota, Florida 34240 (hereinafter "Grantor"), and CB UNIT 18 LLC, a Florida limited liability company, whose post office address is 963 Seascape Place, Sarasota, Florida 34240 (hereinafter "Grantee").

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

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described land, situate, lying and being in SARASOTA County, State of Florida, to-wit:

Unit 18, CAR BANK SRQ CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument No. 2025096635, and according to the Plat thereof, recorded in Condominium Plat Book 51, Page 15, of the Public Records of Sarasota, Florida.

THE ABOVE DESCRIBED PROPERTY is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither the Grantor, nor any member of the household of Grantor, resides thereon.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

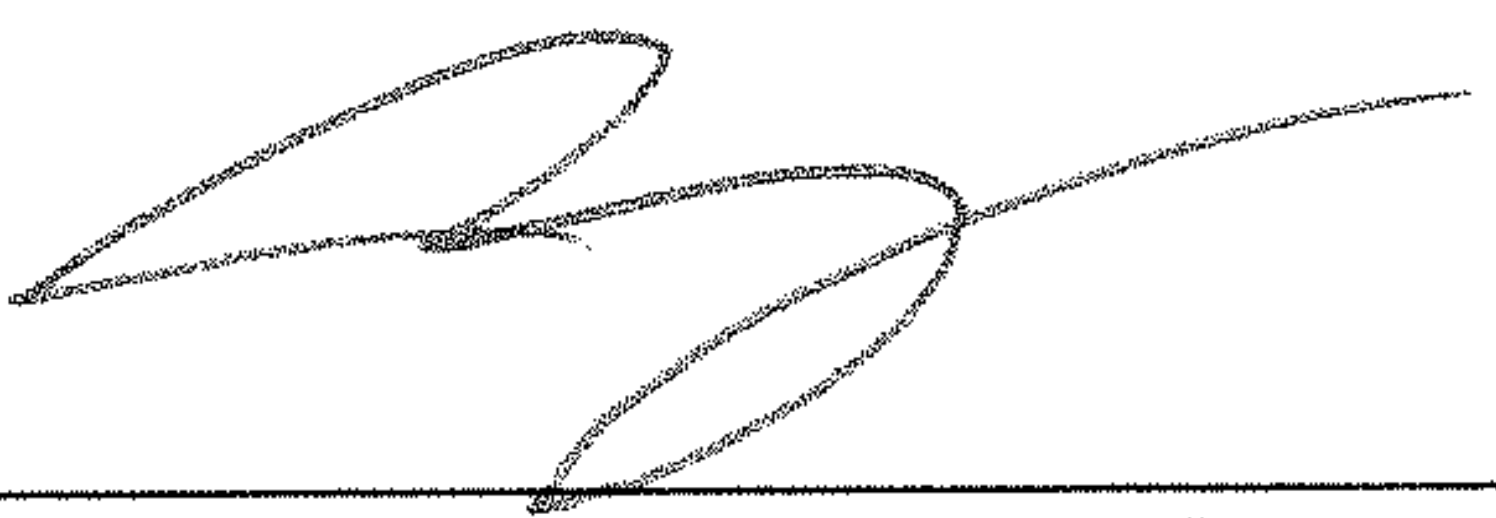
AND Grantor does hereby covenant that it is lawfully seized of the Unit in fee simple and that it warrants and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

{signature page follows}

WITNESSES:


Print Name: MICHELLE SMITH
Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237


Print Name: HEATH JORGENSON
Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237


THOMAS J. BURY, III, as Trustee of the
THOMAS J. BURY, III REVOCABLE TRUST
under agreement dated the 14th day of January 2022

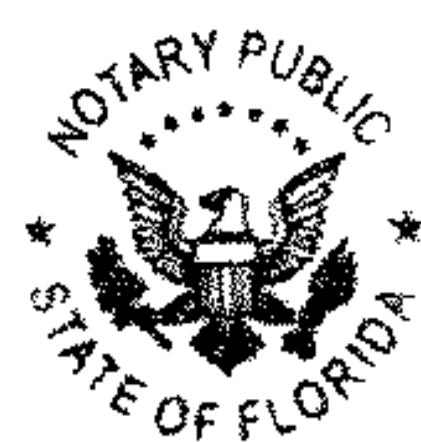
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 20th day of June, 2026, by THOMAS J. BURY, III, as Trustee of the THOMAS J. BURY, III REVOCABLE TRUST under agreement dated the 14th day of January 2022, who is personally known to me.

(NOTARY SEAL)


MICHELLE SMITH
(Type, Print, or Stamp Name)

I am a Notary Public in and for the State of Florida
and my commission expires on: _____.



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028