

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075934 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503136

Prepared by and Return to:
ROBERT W. BROWNING, JR., ESQ.
3277 Fruitville Road, #C-2
Sarasota, FL 34237

Doc Stamp-Deed: \$41,374.90

Recording Fee: 18.50
Doc Stamps: \$41,374.90

Parcel ID # 0189080001

WARRANTY DEED

THIS WARRANTY DEED made and executed the 29 day of May, 2026, by **PROFESSIONAL PARKWAY ASSOCIATES, LLP, a Florida limited liability partnership**, whose address is: 3277 Fruitville Road, #C-2, Sarasota, FL 34237, hereinafter called the Grantor, to **6851 PPW LLC, a Florida limited liability company**, whose address is: 6851 Professional Parkway, Sarasota, FL 34240, hereinafter called Grantee. (Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit:

Lot 2, LAKEWOOD RANCH CORPORATE PARK, UNIT 4, as per plat thereof recorded in Plat Book 40, Pages 37, 37A through 37E, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO REAL ESTATE TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS 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 and hereby 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.

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

Signed, sealed and
delivered in the
presence of:

Robert W. Browning, Jr.

Robert W. Browning, Jr. - Witness
3277 Fruitville Road, #C-2
Sarasota, Florida 34237

**PROFESSIONAL PARKWAY ASSOCIATES,
LLP, a Florida limited liability partnership**

By: *Linda J. Jellison*
**Linda J. Jellison, Designated Managing
Partner**

Terry J. Tamburino

Terry J. Tamburino - Witness
3277 Fruitville Road, #C-2
Sarasota, Florida 34237

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 29 day of May, 2026, by **Linda J. Jellison, as Designated
Managing Partner of PROFESSIONAL PARKWAY ASSOCIATES, LLP, a Florida
limited liability partnership**, who is personally known to me or who provided as follows
as identification.

Terry J. Tamburino
Notary Public

