

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076225 2 PG(S)**

Consideration: \$1,220,000

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48221-002

6/4/2026 2:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503366

Doc Stamp-Deed: \$8,540.00

Property Appraiser's Parcel ID No.: 0082-13-2003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 4th day of June, 2026, by and between **KWB HOLDINGS LLC, A NEW JERSEY LIMITED LIABILITY COMPANY**, whose address is **4710 Gleason Avenue, Sarasota, FL 34242** (hereinafter "GRANTOR"), and **SHAWN P. HITTMAN, A SINGLE MAN**, whose address is **36723 Hollyhock Woods Drive, Oconomowoc, WI 53066** (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 3, THE PLACE 450, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1227, PAGES 211 THROUGH 250, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 10, PAGE 35 AND 35A, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

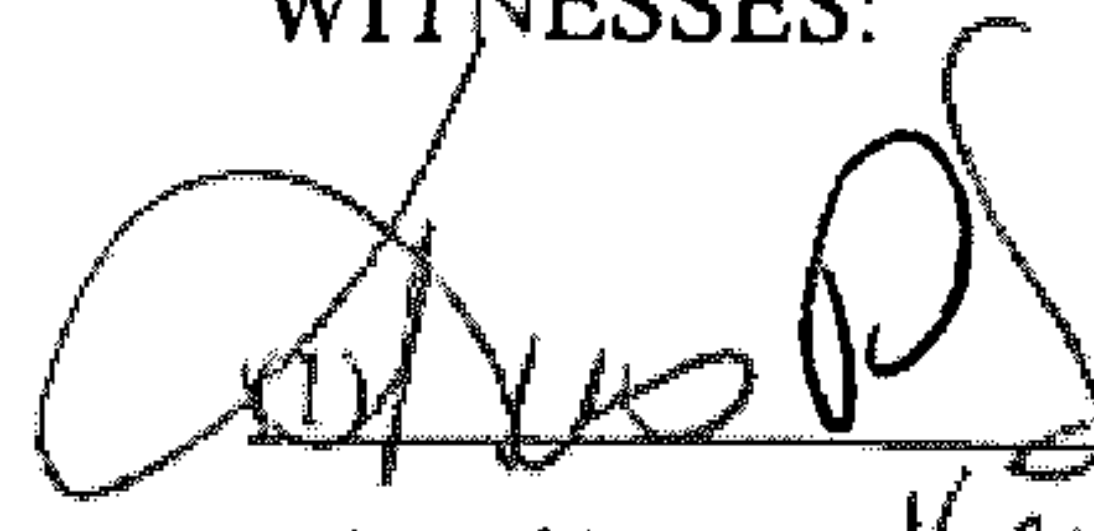
Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the 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.

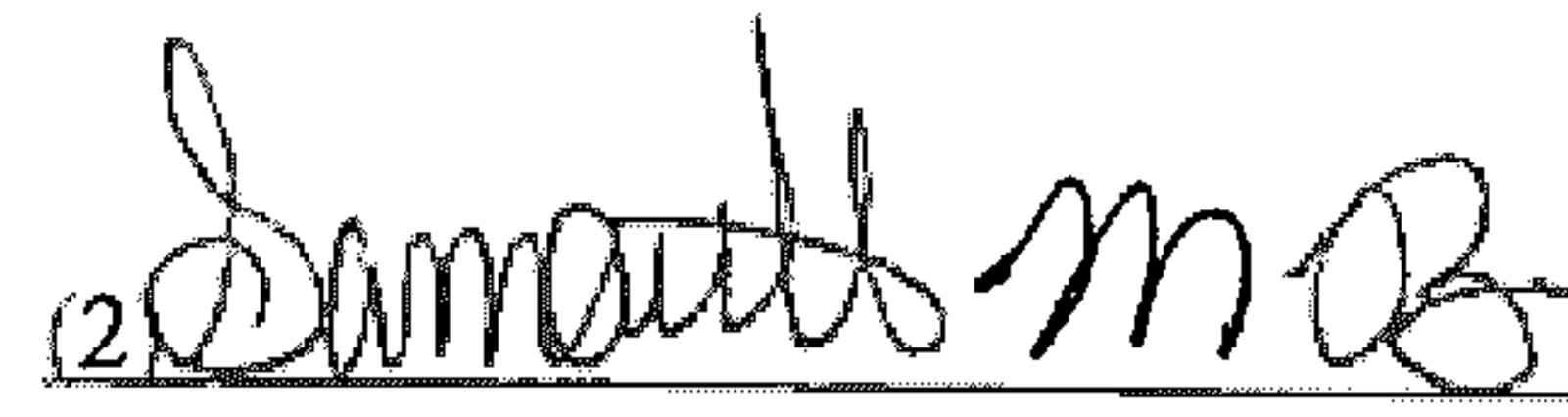
(acknowledgment signatures on following page)

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:


Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239


Printed Name Samantha M. Bo
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

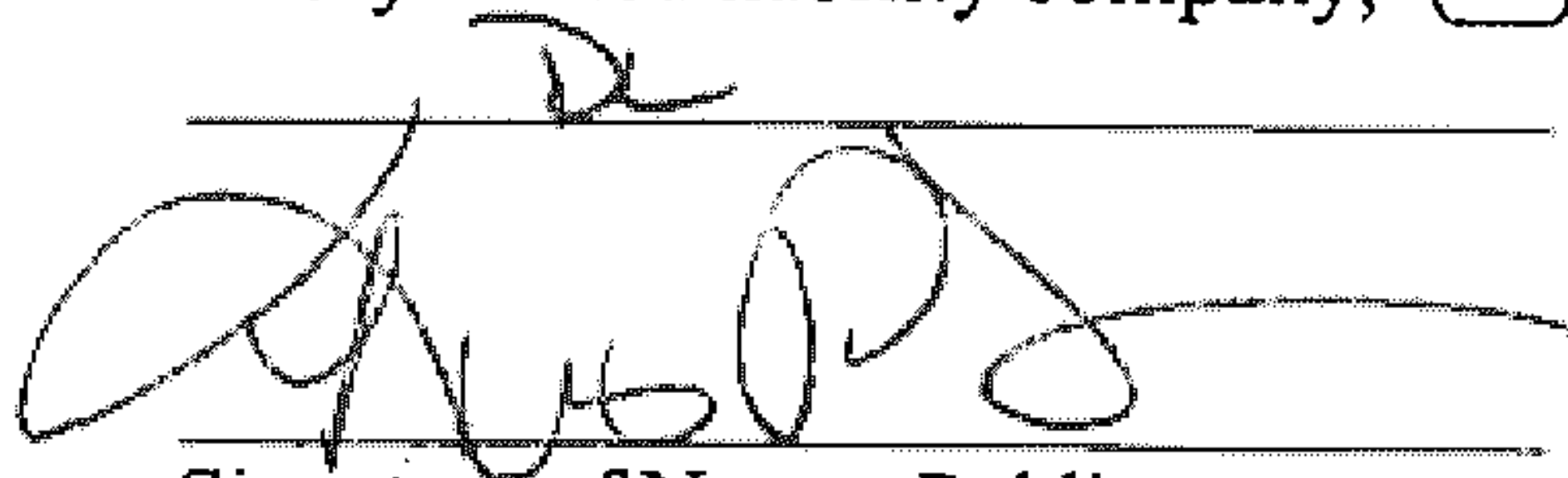
GRANTOR:

KWB Holdings LLC, a New Jersey limited liability company

By: 
Paul J. Benz
Its Authorized Member

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 20th day of May, 2026, by Paul J. Benz, Authorized Member of KWB Holdings LLC, a New Jersey limited liability company, (☐) who is/are personally known to me or (☒) who has/have produced De as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

