

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076596 2 PG(S)**

6/5/2026 12:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3503680

Prepared by:

Amy E Oest

Pineapple Title of Tampa Bay, LLC

3907 Henderson Boulevard, Suite 100

Tampa, Florida 33629

File Number: PIN26-151

Doc Stamp-Deed: \$1,610.00

General Warranty Deed

Made this June 5, 2026 A.D. By **Berwick Investments, LLC, a Delaware limited liability company**, whose post office address is: 304 Rockwell Terrace, Frederick, Maryland 21701, hereinafter called the grantor, to **Robert M. Griffin, an unmarried man**, whose post office address is: 13019 Tigers Eye Drive, Venice, Florida 34292, hereinafter called the grantee:

(Whenever used herein the term "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, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 3050, STONEYWOOD COVE, according to map or plat thereof as recorded in Plat Book 45, Page 36 of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0756053050**

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.

Prepared by:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

File Number: PIN26-151

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature]

Witness Printed Name: ARSELA MUNEKE

Witness Address: 16220 Bushwick Pl
Rockville MD 20855

Witness #2 Signature: [Signature]

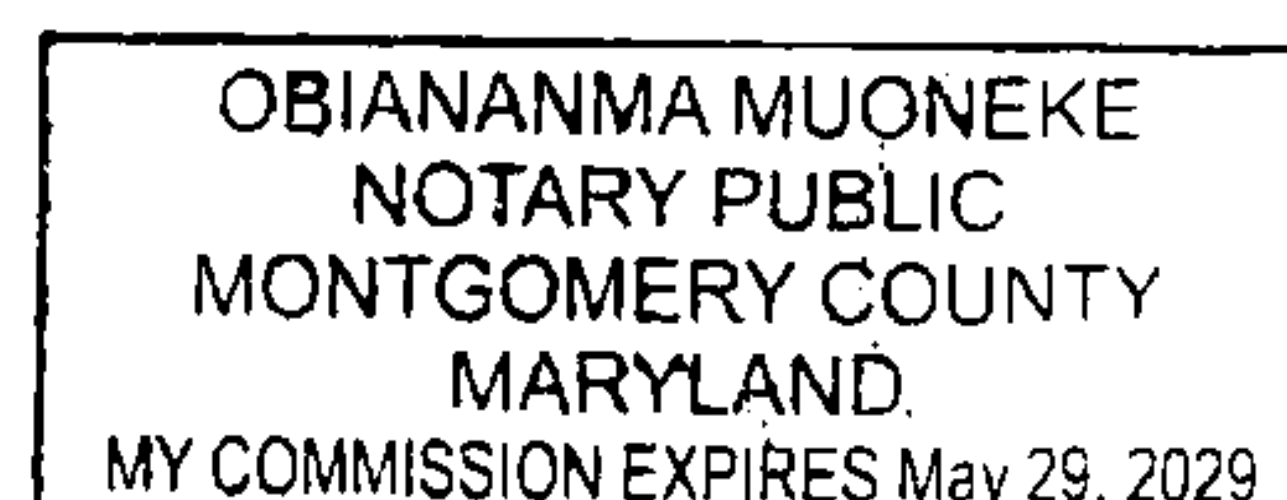
Witness Printed Name: OBIANANMA MUONEKE

Witness Address: 16220 BUSHWICK PLACE
DERWOOD MD 20855

[Signature] (Seal)
Renata Sheyner, Manager of Berwick Investments, LLC, a
Delaware limited liability company
Address: 304 Rockwell Terrace, Frederick, Maryland 21701

State of MARYLAND
County of MONTGOMERY
om

The foregoing instrument was acknowledged before me by means of physical presence, this 28th day of May, 2026, by Renata Sheyner, Manager of Berwick Investments, LLC, a Delaware limited liability company, who is personally known to me or who has produced DRIVERS license as identification.



[Signature]
Notary Public
Print Name: OBIANANMA MUONEKE
My Commission Expires: 05/29/2029