

CONSIDERATION: \$10.00
DOC TAX: \$0.70
RECORD: \$23.95

6/10/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505585

Prepared by and return to:
Richard C. Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, FL 34236

Doc Stamp-Deed: \$0.70

This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro, Inc. v. State Department of Revenue and Crescent Miami Center, LLC v. Florida Dept. of Revenue because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.

WARRANTY DEED

THIS INDENTURE, dated effective June 12, 2026, is made by and between SEAN T. SULLIVAN, a married man, hereinafter referred to as Grantor, whose post office address is 740 Commerce Drive, Suite 1, Venice, FL 34292, and SHAKAWE 2 LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 740 Commerce Drive, Suite 1, Venice, FL 34292.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 2, Building A, of SCP Condominium, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2003095986, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 36, Page 9, Public Records of Sarasota County, Florida;

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor warrants and covenants that neither Grantor nor any of Grantor's family reside on the property described herein or any property contiguous thereto; the property described herein does not constitute the homestead of Grantor under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Matthew McDenmort
Print Name: Matthew McDenmort
Address: 328 Ortiz Blvd
North Port FL 34287

Zachary Young
Print Name: Zachary Young
Address: 2014 Solera St
Venice, FL 34275

SEAN T. SULLIVAN
GRANTOR:

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of June 2026 by SEAN T. SULLIVAN, who is personally known to me or has produced Driver License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Zachary Young
Signature of Notary Public
Zachary Young
Print Name of Notary Public



ZACHARY YOUNG
Notary Public, State of Florida
My Comm. Expires 10/27/2027
Commission No. HH 417678

I am a Notary Public of the State of Florida
and my commission expires on 10/27/2027.