

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078970 3 PG(S)

6/10/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505641

Doc Stamp-Deed: \$3,850.00

Prepared by and when
recorded, return to:
Philathia Brown
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-074.S

WARRANTY DEED

This Indenture, made on this 10th day of June 2026 by **Wayne Diller and Elizabeth Diller, husband and wife** whose address is 18009 Terracina Drive, Fort Myers, Florida 33913, hereinafter called the grantors, to **Quince Street, LLC, a Colorado limited liability company** whose address is 20 White Oak Drive, Littleton, Colorado 80127, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Five Hundred Fifty Thousand dollars & no cents, (\$550,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

Lot 37, NAUTIQUE AT WATERSIDE, a subdivision according to the plat thereof recorded in Plat Book 56, Page 361, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0194150037**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

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

Witnesses:

Witness Signature [Signature] Wayne Diller
Witness Printed Name SUSAN A. Hughes **Wayne Diller**

Witness Address 8470 Enterprise Circle #101
LAKELAND RANCH, FL 34202

Witness Signature [Signature]
Witness Printed Name Phil Brown

Witness Address 8470 Enterprise Cir #101
LWR, FL 34202

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 10, 2026, by Wayne Diller, who are personally known to me or who have produced DL as identification.

SEAL:



PHILATHIA BROWN
Commission # HH 729682
Expires November 2, 2029

[Signature]
Notary Public - Signature
Print Name: _____
My Commission Expires: _____

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

Witnesses:

Witness Signature Asia Mcneal

Witness Printed Name Asia Mcneal

Witness Address 27012 oak path unit 103
wesley chapel fl 35544

Elizabeth Diller

Elizabeth Diller

Witness Signature Brandon James Crocker

Witness Printed Name Brandon James Crocker

Witness Address 2125 Tybee Road Saint Cloud, FL 34769

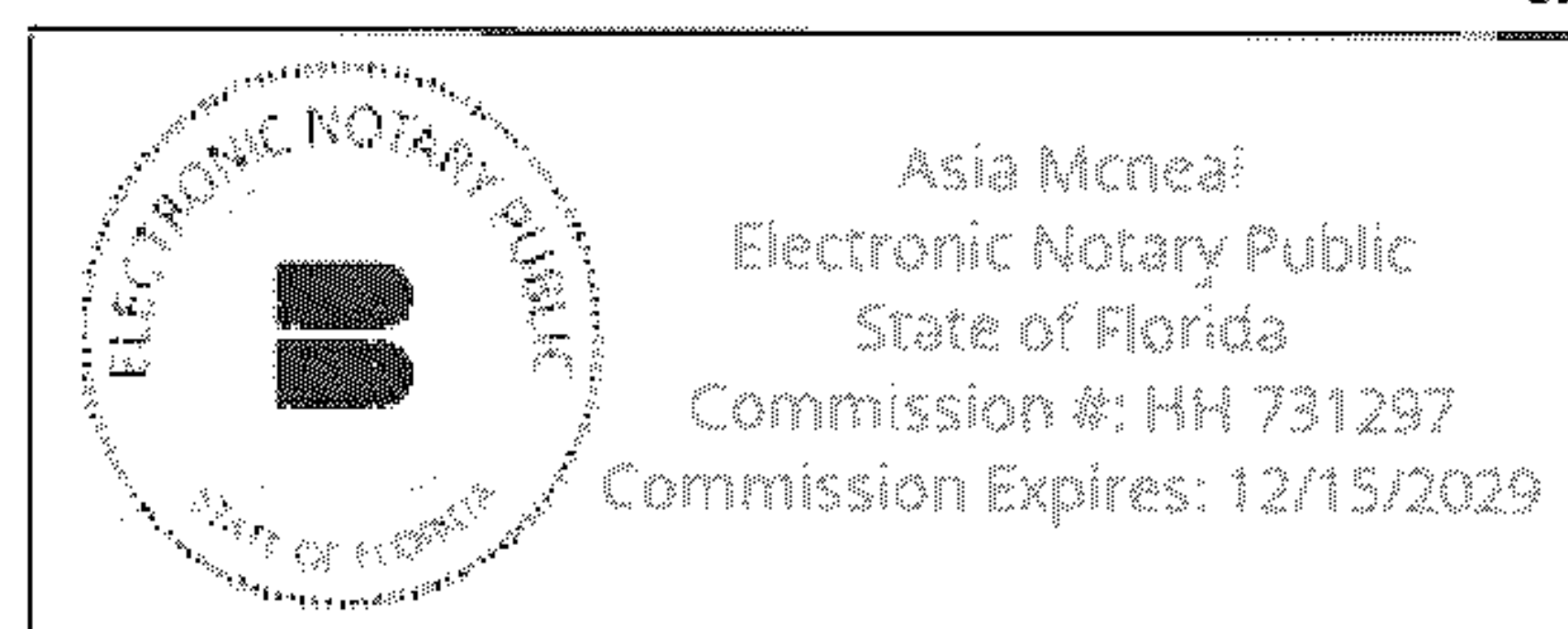
STATE OF Florida

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ___ physical presence or ☒ online notarization on June 10th, 2026, by Elizabeth Diller, who are personally known to me or who have produced drivers license as identification.

Notarized online using audio-video communication technology

SEAL:



Asia Mcneal

Notary Public - Signature

Print Name: Asia Mcneal

My Commission Expires: 12/15/2029