

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080359 2 PG(S)**

6/12/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506810



Doc Stamp-Deed: \$2,800.00

Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 267096-91

WARRANTY DEED

This indenture made on **June 12, 2026** by **R. Charles Scott and Diane L. Scott, Individually, husband and wife, and as Trustees of the Scott Family Trust dated July 11, 2022**, whose address is: 6658 Avenue B, Sarasota, FL 34231 hereinafter called the "grantor", to **1740 Wisconsin Lane LLC, a New Jersey Limited Liability Corporation**, whose address is: 500 Avenue P, Newark, NJ 07105, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 18, Block "B", BAYVIEW, according to the Plat thereof, recorded in Plat Book 1, Page 156, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **2039100005**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

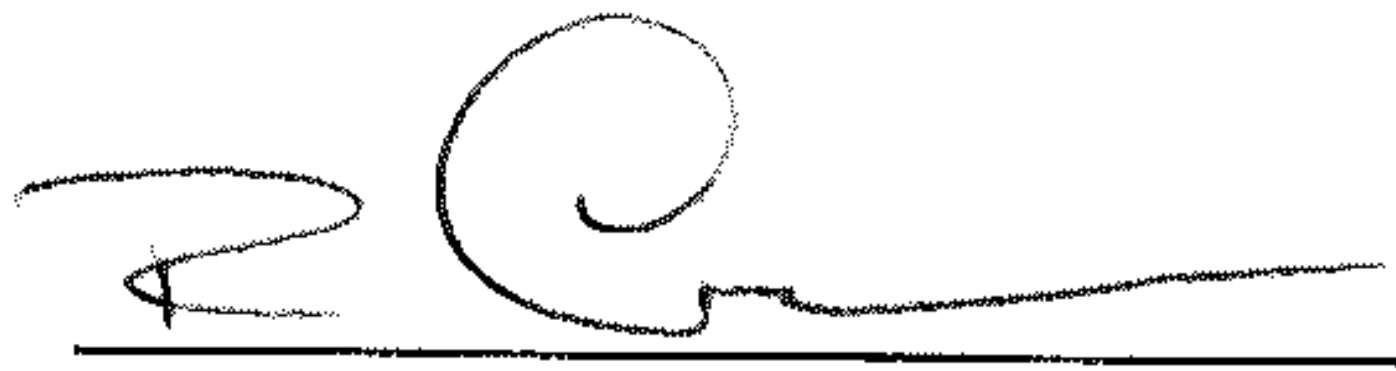
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

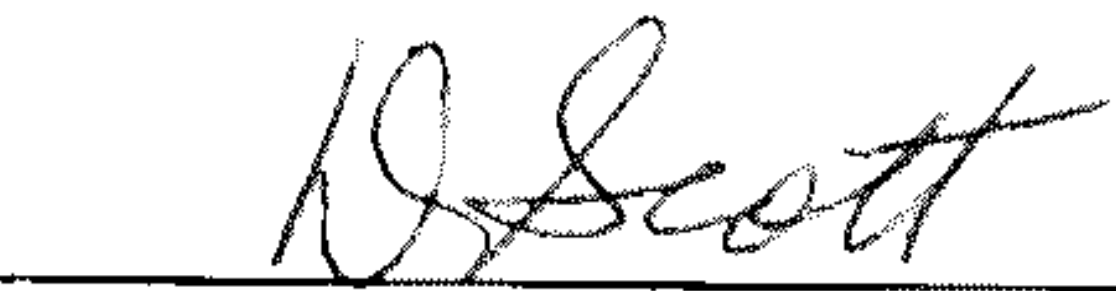
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Scott Family Trust dated July 11, 2022



By R. Charles Scott, Individually and as Trustee



By Diane L. Scott, Individually and as Trustee

Signed, sealed and delivered in our presence:



1st Witness Signature

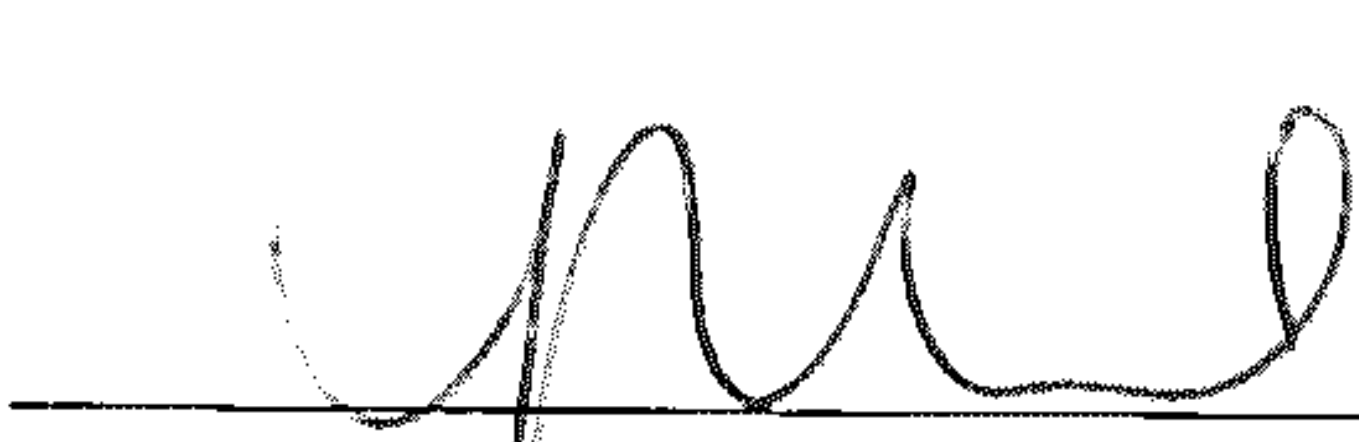
Print Name: Nicole maes

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

State of Florida

County of Sarasota



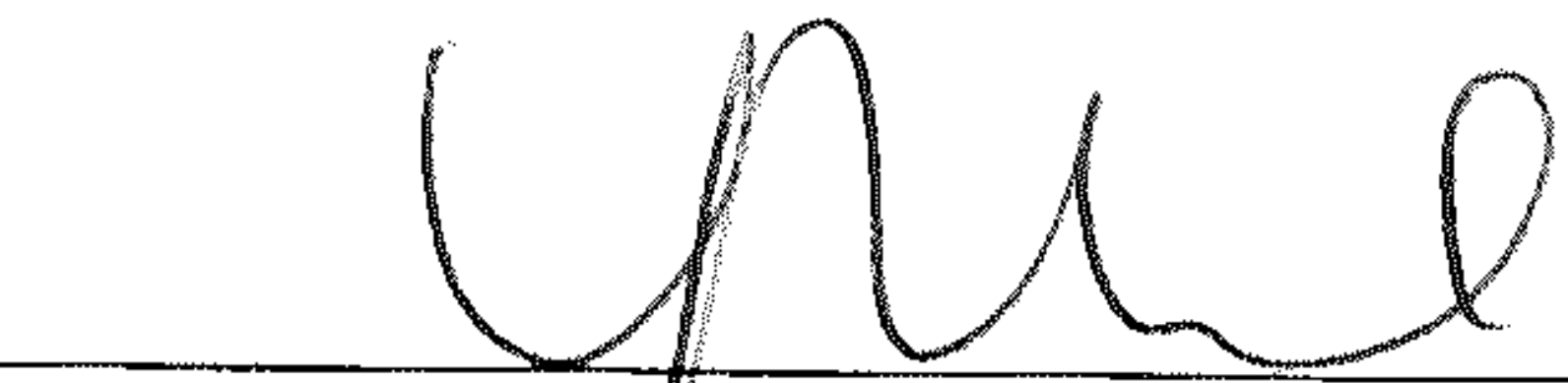
2nd Witness Signature

Print Name: Jennifer Merrick

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on 6/10/2022, by **R. Charles Scott and Diane L. Scott, Individually and
as Trustees of the Scott Family Trust dated July 11, 2022**, who () is/are personally known to me or who
☒ produced a valid Photo ID as identification.



Notary Public Signature

Printed Name:

My Commission Expires:

