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INSTRUMENT # 2026081041 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507392

CONSIDERATION: \$545,000.00

DOC TAX: \$3,815.00

RECORD: \$ 18.50

PARCEL ID NO.: 0107022019

Doc Stamp-Deed: \$3,815.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 11th day of June 2026, by and between SOUTHCOURT COMPANIES, INC., a Virginia corporation, hereinafter referred to as Grantor, whose post office address is 15059 Fallen Oaks Place, Gainesville, Virginia 20155, and SIESTA KEY 308 LLC, a Florida limited liability company, referred to as Grantee, whose post office address is 20189 Corkscrew Shores Boulevard, Estero, Florida 33928.

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

Unit 308, CRESCENT ROYALE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 873, Page 392, as thereafter amended, and as per Plat thereof recorded in Condominium Book 4, Page 23, as thereafter amended, of the 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.

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

WITNESSES:

Charleen
Witness Name: Nellie Charleen

Witness Address: 14690 Sasingstone
Loop, Centreville, VA, 20120

Dluwakemi E Itayemi
Witness Name: DLUWAKEMI E ITAYEMI

Witness Address: 13507 HUNTSHIELD
CT HERNDON VA 20171

SOUTHCOURT COMPANIES, INC., a
Virginia corporation

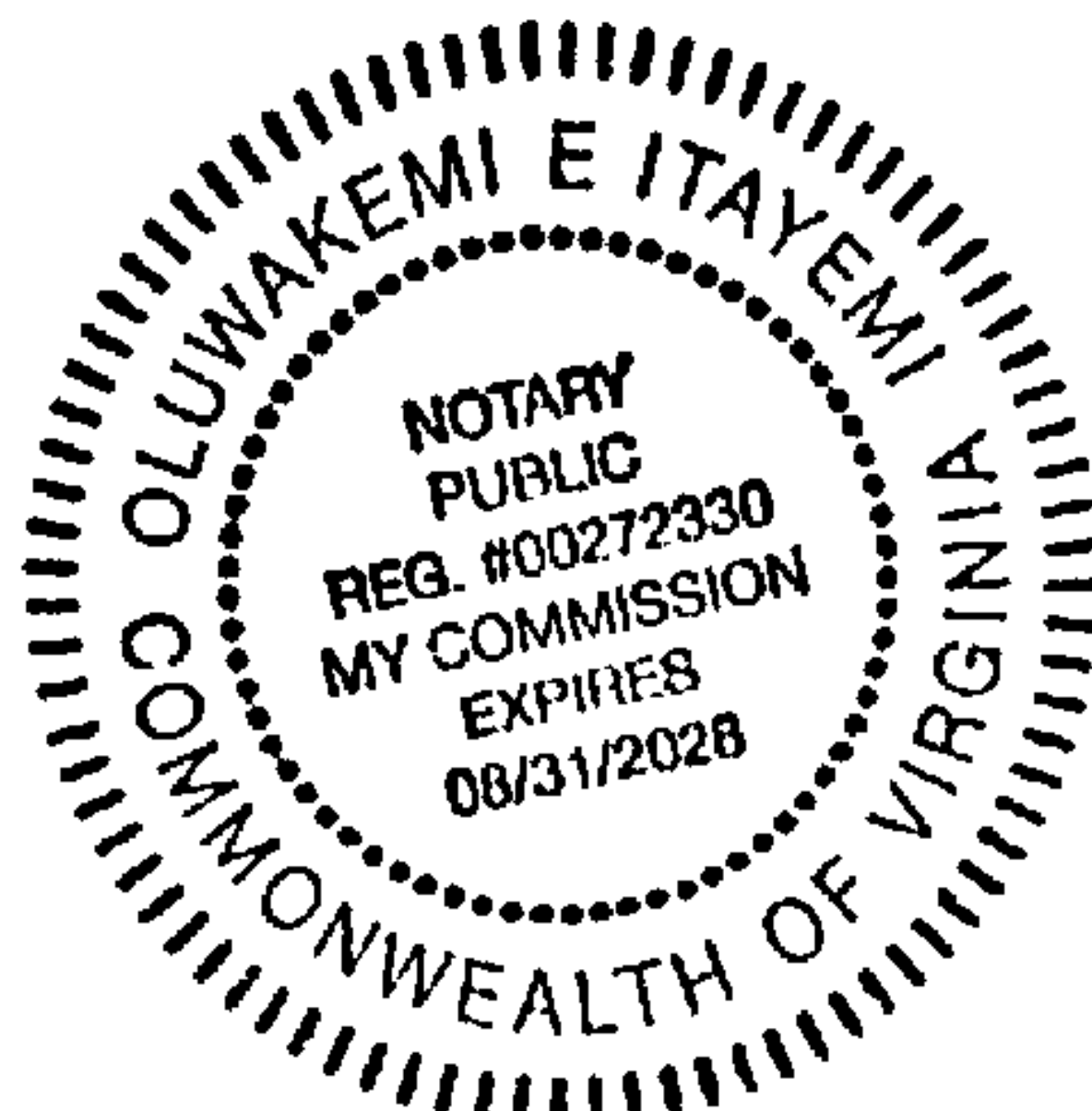
By: Scott R. Hughey
Scott R. Hughey
As its President

By: Rachel L. Hughey
Rachel L. Hughey
As its Secretary

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10TH day of June 2026 by Scott R. Hughey, as President of SOUTHCOURT COMPANIES, INC., a Virginia corporation, and Rachel L. Hughey, as Secretary of SOUTHCOURT COMPANIES, INC., a Virginia corporation, on behalf of the corporation. The above-named persons are personally known to me or have produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Dluwakemi E Itayemi
Signature of Notary Public

DLUWAKEMI E ITAYEMI
Print Name of Notary Public

I am a Notary Public of the Commonwealth
of Virginia, and my commission expires on
08/31/2028