

6/15/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507470

Prepared by and return to:
Christopher D. Smith, Sr., Esq
Bar No.: 605433
SmithLaw Attorneys PA
1561 Lakefront Dr, Suite 204
Sarasota, FL 34240
(941) 202-2222
www.ChrisSmith.com

Doc Stamp-Deed: \$0.70

PID: 0008-02-1040
Consideration: \$10.00

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Warranty Deed

This Warranty Deed is this 15th day of June, 2026 between **George J. Denoncourt II, a single man**, whose post office address is 3 Sleepy Holw, Exeter, NH 03833, grantor, and **SIDE NUMBER 1102, LLC, a Delaware limited liability company**, whose post office address is 3 Sleepy Holw, Exeter, NH 03833, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

Unit 1102, Building 11, FAIRWAY BAY, Phase 1, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1545, Page 1574, and any amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 30, 30A through 30K, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number:0008-02-1040

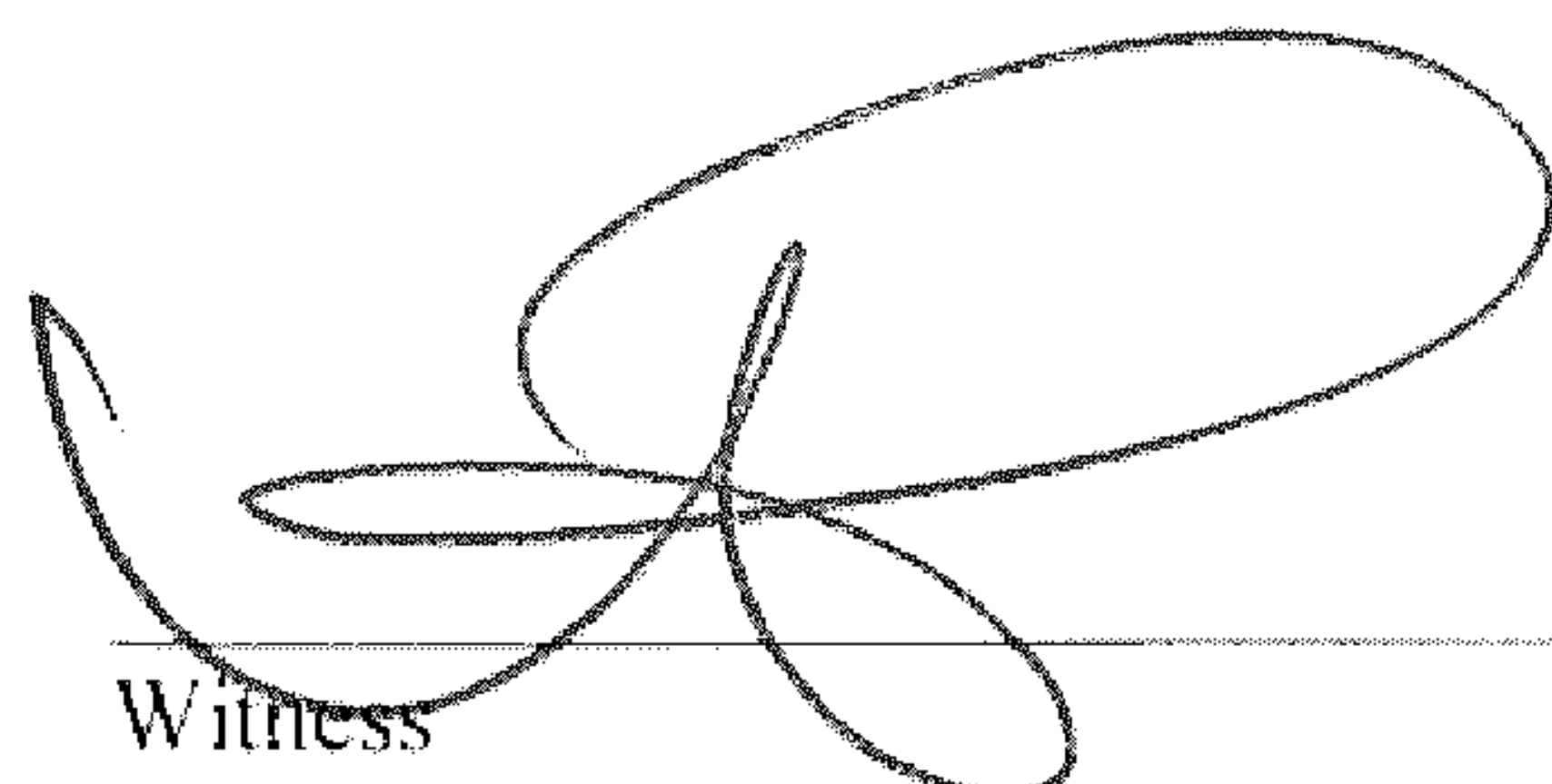
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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

Signed, sealed and delivered in our presence:



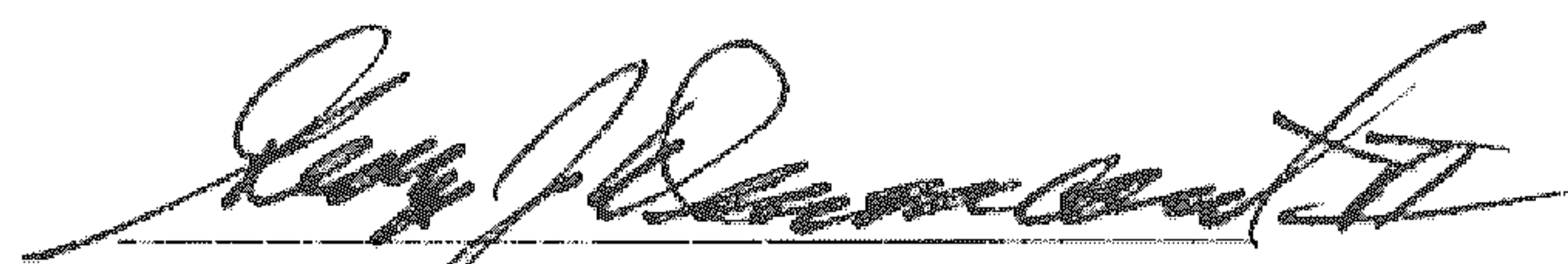
Witness

Printed Name: Monica F Ischinger
P.O. Address: 1561 Lakefront Dr Ste 204
Sarasota, Florida 34240



Witness

Printed Name: Morgan Cole
P.O. Address: 1561 Lakefront Dr Ste 204
Sarasota, Florida 34240



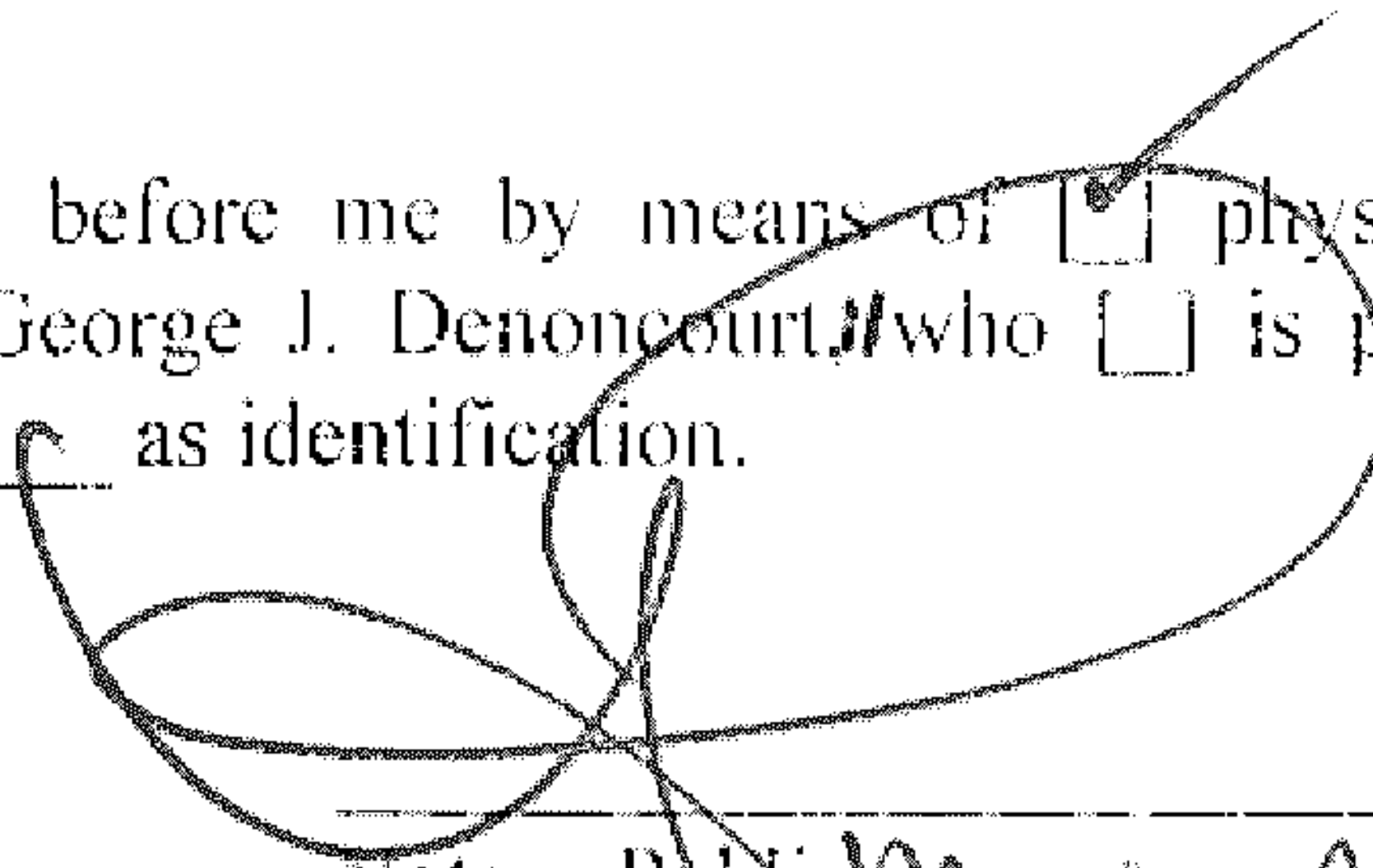
George J. Denoncourt, II

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June 2026 by George J. Denoncourt, II who ☐ is personally known or ☒ has produced Valid NH DL as identification.

[Seal]





Notary Public
Print Name: Monica F. Ischinger
My Commission Expires: 1-4-2030