

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081192 2 PG(S)

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230553
Consideration: **\$180,000.00**

6/15/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507510

Doc Stamp-Deed: \$1,260.00

For official use by Clerk's office only

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this June 15, 2026, between **Acorn Property Management LLC, a Kentucky limited liability company**, whose mailing address is: **3827 Prairie Dunes Drive, Sarasota, Florida 34238**, party of the first part, and **Deborah Burry and John Bowman, Wife and Husband**, whose mailing address is: **3940 Hopewell Road, Louisville, Kentucky 40299**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Unit 106, Building 13, VILLAGIO CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Instrument Number 2003257048 and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID#2022121198

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

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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Our File Number: 230553

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 12th, 2026.

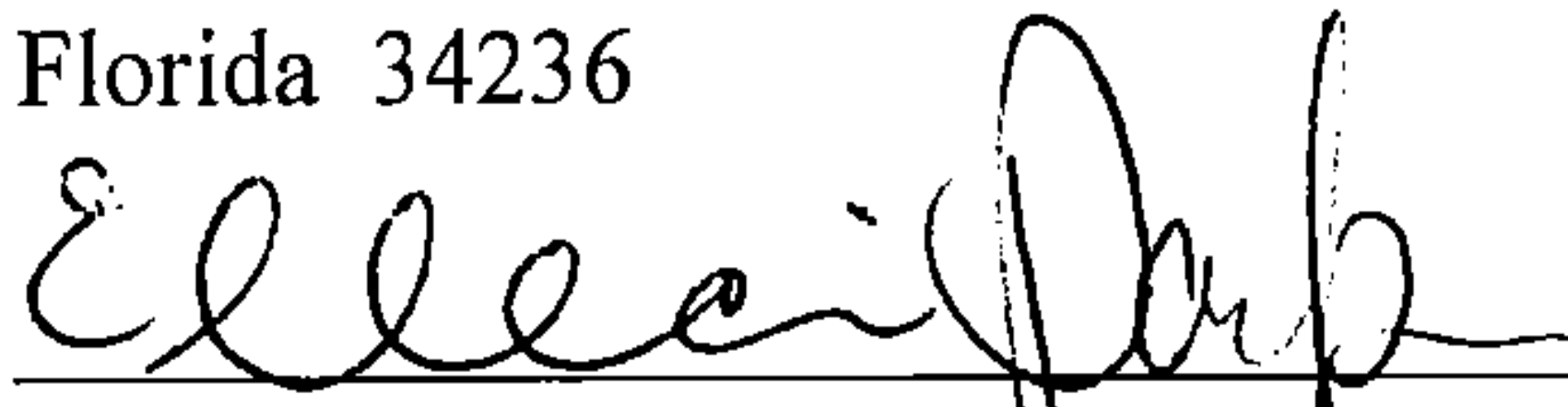
Signed, sealed and delivered in the presence of:

Acorn Property Management LLC, a Kentucky limited liability company



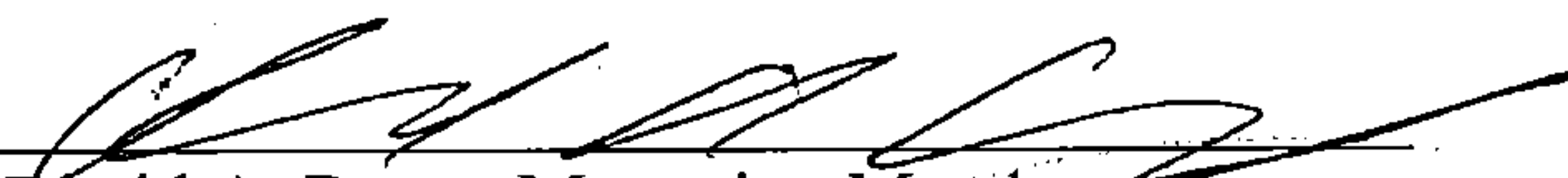
Witness #1 signature
Catherine E. Bruce

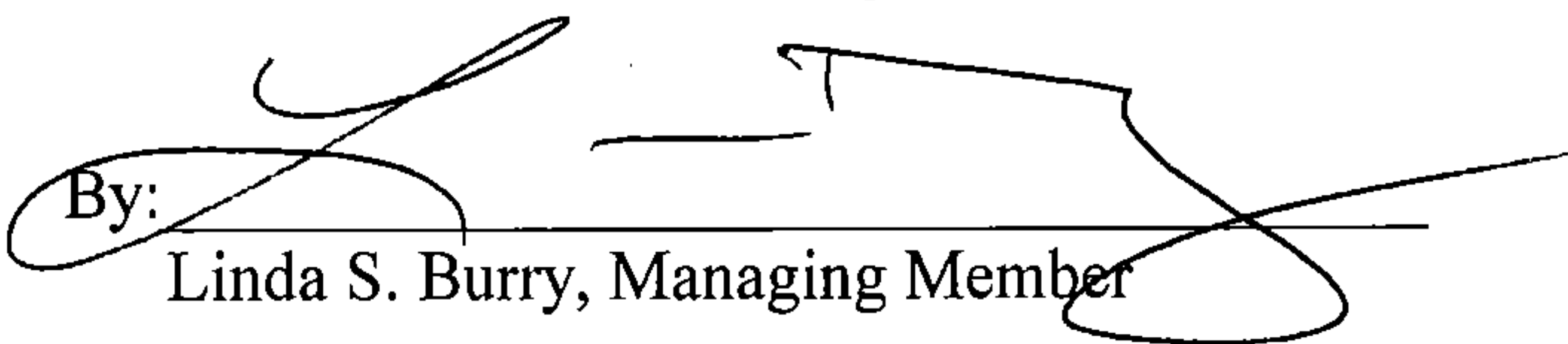
Print Witness #1 name
Post Office Address: 1800 Second Street, Suite 854, Sarasota,
Florida 34236



Witness #2 signature
Eliecia Parker

Print Witness #2 name
Post Office Address: 1800 Second Street, Suite 854,
Sarasota, Florida 34236

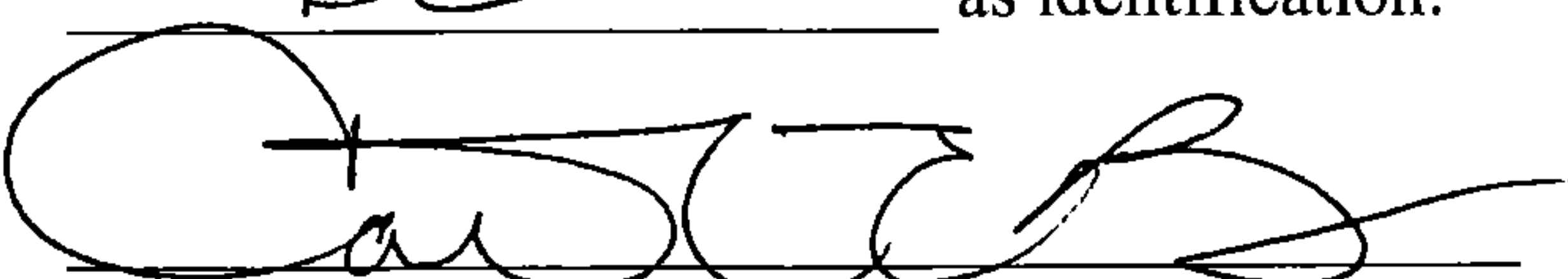
By: 
David A. Burry, Managing Member

By: 
Linda S. Burry, Managing Member

(Corporate Seal)

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization this 12th day of June, 2026 by David A. Burry and Linda S. Burry, Managing Members of Acorn Property Management LLC, a Kentucky limited liability company who are personally known to me or who produced DL as identification.



Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal

