

Consideration: \$5,300,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49312-001

6/15/2026 3:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507584

Doc Stamp-Deed: \$37,100.00

Property Appraiser's Parcel ID No.: 2012-12-0006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of June, 2026, by and between **MRP PROPERTIES SARASOTA LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **320 West Royal Flamingo Drive, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **ERIC P. ROBERT AND AMY ROBERT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **550 Irish Hill Road, Delhi, NY 13753** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, BLOCK 7, BIRD KEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 20, 20-A THROUGH 20-F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Myesha Knighton Decuir
Printed Name Myesha Knighton Decuir
P.O. Address 4035 Jan St
Fresno, TX 77545

MRP Properties Sarasota LLC, a Florida limited liability company

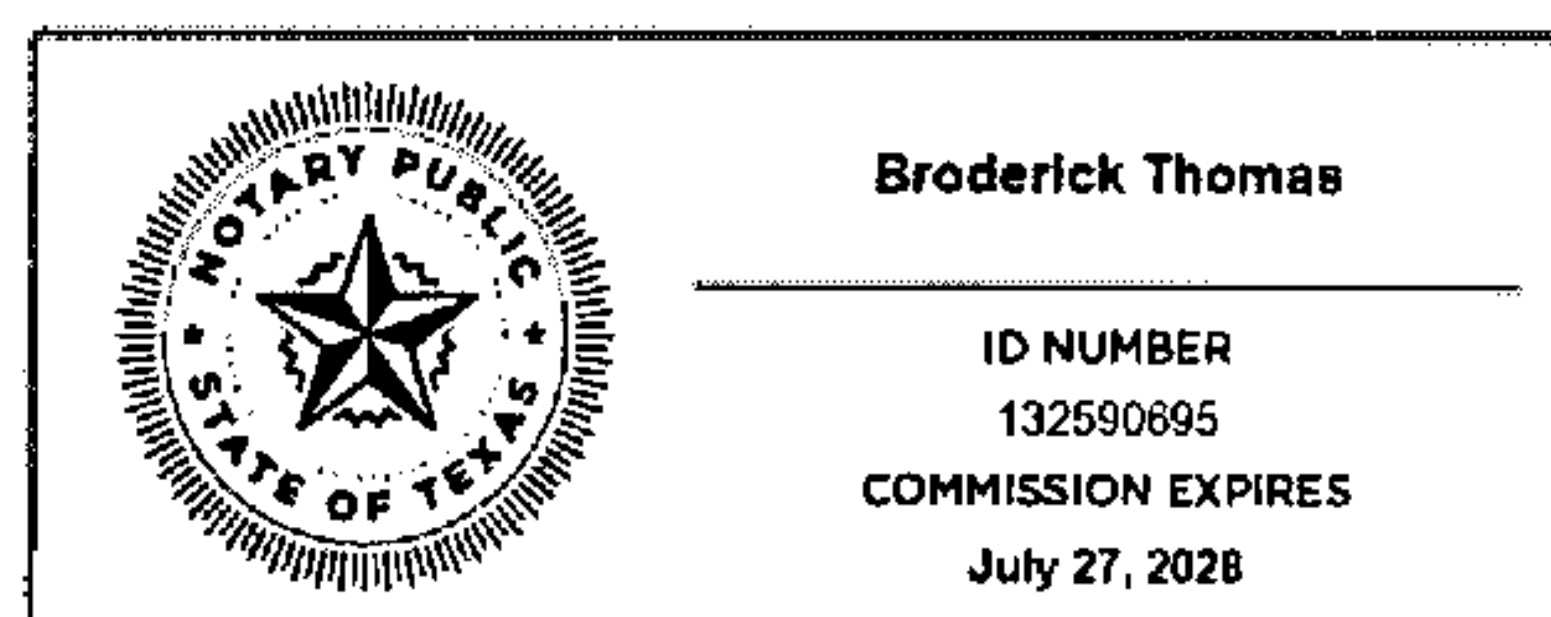
By: Matthew R. Price
Matthew R. Price
Its: **Manager**

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

STATE OF Texas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 12th day of June, 2026, by Matthew R. Price, Manager of MRP Properties Sarasota LLC, a Florida limited liability company, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.