

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083744 2 PG(S)**

6/18/2026 2:44 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3509681

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Matthew B. Pryor, Esq.
525 1st Avenue North
St. Petersburg, Florida 33701

Property Appraiser's Parcel ID No.: 0421160002

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of June, 2026, by and between **DAVID LYNDEN LONG and LISA KATHLEEN MORGAN-LONG, husband and wife**, whose address is 306 Venice Golf Club Drive, Venice, Florida 34292(hereinafter "GRANTOR"), and **ESCAPE WINTER, LLC**, whose address is 306 Venice Golf Club Drive, Venice, Florida 34292 (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 321, VENICE GOLF & COUNTRY CLUB, UNIT NO. II-B, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 38, 38A TO 38J, OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID No.: 0421160002

**a/k/a: 306 Venice Golf Club Drive
Venice, Florida 34292**

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

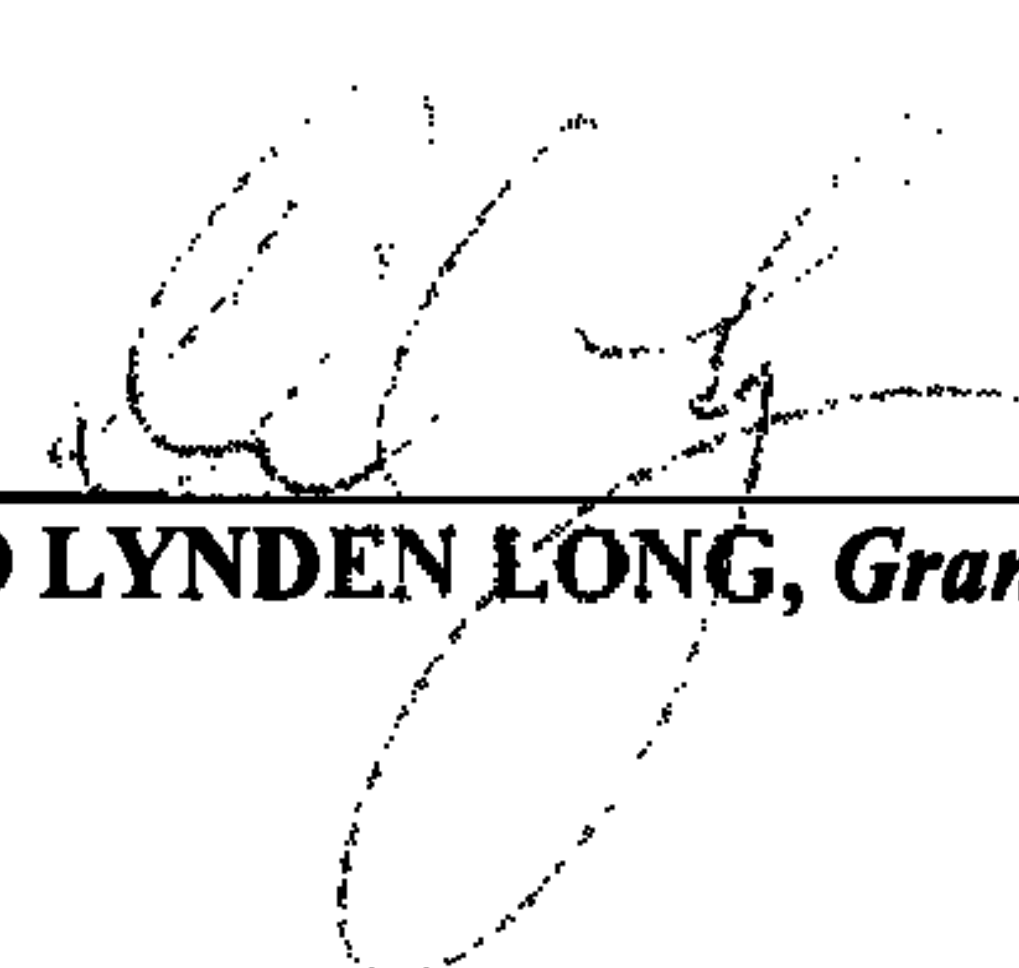
IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 18th day of June, 2026.

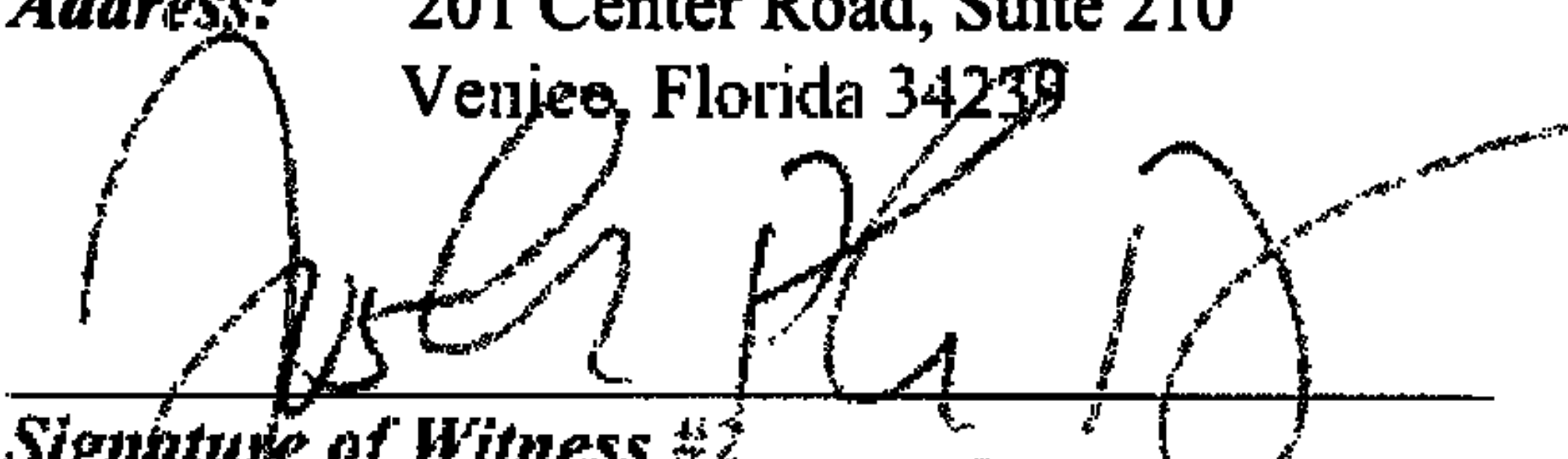
Signed, Sealed and Delivered in presence of:


Signature of Witness #1

Print Name Karen Pennerman

Address: 201 Center Road, Suite 210
Venice, Florida 34239


DAVID LYNDEN LONG, Grantor


Signature of Witness #2

Print Name Joshua P. Perez

Address: 201 Center Road, Suite 210
Venice, Florida 34239


LISA KATHLEEN MORGAN-LONG, Grantor

STATE OF FLORIDA

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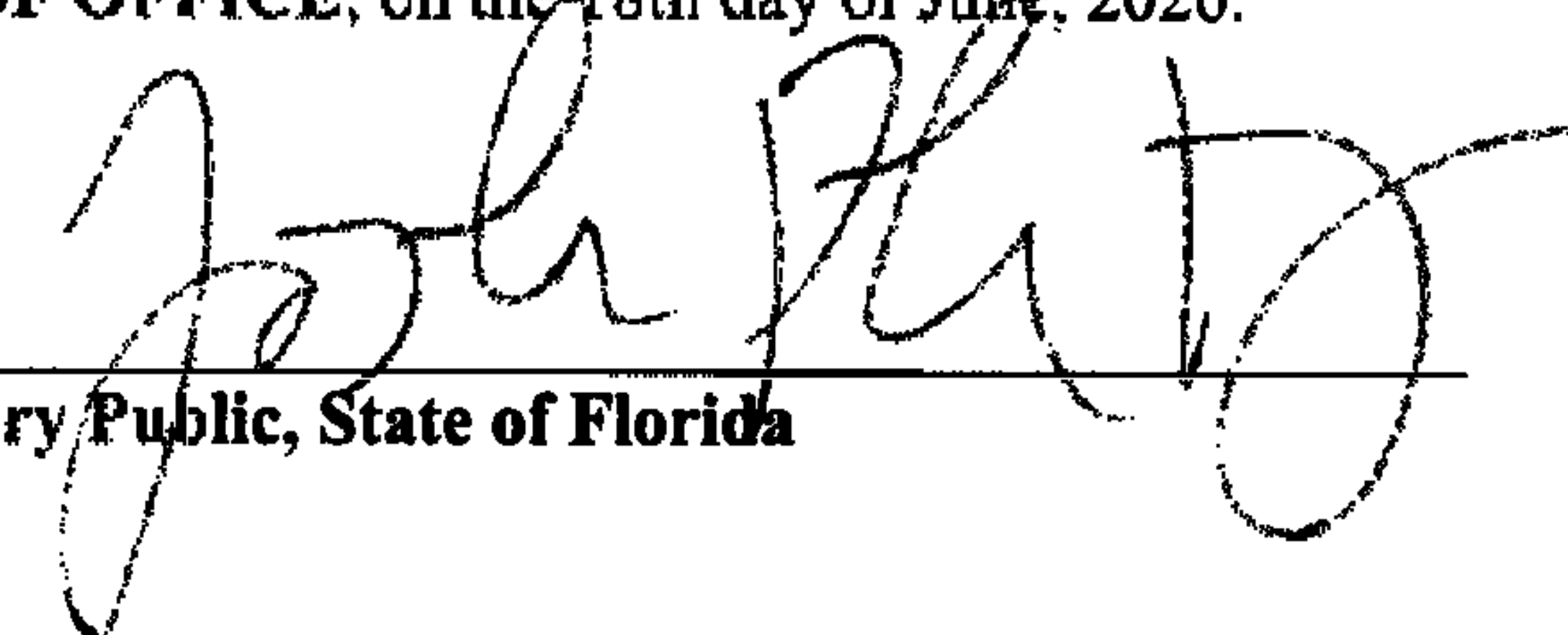
COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **DAVID LYNDEN LONG and LISA KATHLEEN MORGAN-LONG, Grantors**, who have each produced a driver's license issued by the province of Ontario that contained their photograph and signature as identification thereby proving them to be the persons whose name is subscribed to the foregoing instrument as Grantors, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 18th day of June, 2026.



Joshua Phillip Perez
Comm.: #14 571240
Expires: Jul. 13, 2028
Notary Public - State of Florida


Notary Public, State of Florida

Parcel ID No.: 0421160002