

6/22/2026 10:33 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510265

THIS INSTRUMENT PREPARED
without benefit of title examination
by and returned to:

Jamil G. Daoud, Esq.
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, Florida 33602-5810

Doc Stamp-Deed: \$0.70

Folio No. 2011050004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17th day of June, 2026, by CHESEA, LLC, a Florida limited liability company, whose address is 223 Seagull Lane, Sarasota, Florida 34236 (the “Grantor”), to HERBERT HIRSCH (the “Trustee”), as Trustee of the MURRAY H. MILLER TRUST AGREEMENT dated October 22, 2009, as amended (the “Trust Agreement”), whose address is 3534 Fair Oaks Lane, Longboat Key, FL 34228 (the “Grantee”).

WITNESSETH: That Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby remises, releases and conveys unto Grantee, and Grantee’s heirs, successors and assigns, all of the estate, right, title, lien, equity, interest, claim and demand which Grantor may have, if any, in and to that certain land situated in Sarasota County, Florida, more particularly described as follows (the “Property”):

**LOT 6, BLOCK 1, BIRD KEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 11, PAGE(S) 20, 20A TO 20F, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, but without reimposing same.

THE HEREIN-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the said Grantee, Grantee’s heirs, personal representatives, successors and assigns, in fee simple forever.

And the Grantor does specifically warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Only minimal documentary stamp tax is due in connection with this Deed. This instrument conveys unencumbered Florida real property from Grantor to Grantee, where Grantee is the owner of 100% of the beneficial interests in Grantor. Accordingly the beneficial ownership of the property is unchanged, and there is no “purchaser” within the meaning of Sect. 201.02(1), Fla. Stat. See Technical Assistance Advisement Nos. 02B4-013 (Dec. 10, 2002), 04B4-013 (Dec. 30, 2004), and 06B4-005 (June 2, 2006); Kuro, Inc. v. State, 713 So.2d 1021 (Fla. 2nd DCA 1998), and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005).

Full power and authority is granted by this Deed to the Trustee or her successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the Property or any part of it.

In no case shall any party dealing with the Trustee in relation to the Property or to whom the Property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by the Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in the Trust Agreement and is binding upon all beneficiaries under such instrument; and (c) that the Trustee was duly authorized and empowered to execute and deliver such deed.

The Trustee shall have no obligation whatsoever with respect to any matter in any way related to the Property, whether in contract, tort or otherwise, except to the extent of property held by the Trustee pursuant to the Trust Agreement, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

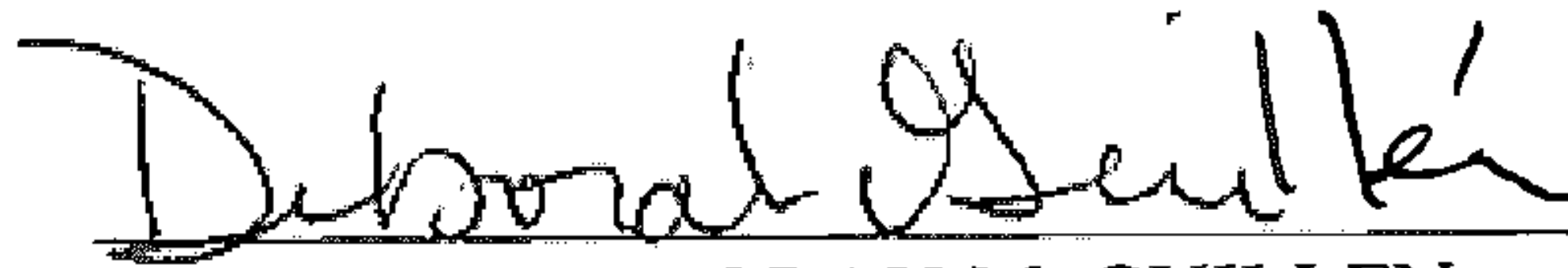
The interest of each and every beneficiary under the Trust Agreement and of all persons claiming under them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the Property, and such interest is declared to be personal property, and no beneficiary under the Trust Agreement shall have any title or interest, legal or equitable, in or to the Property as such but only an interest in the earnings, avails and proceeds from the Property as aforesaid.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

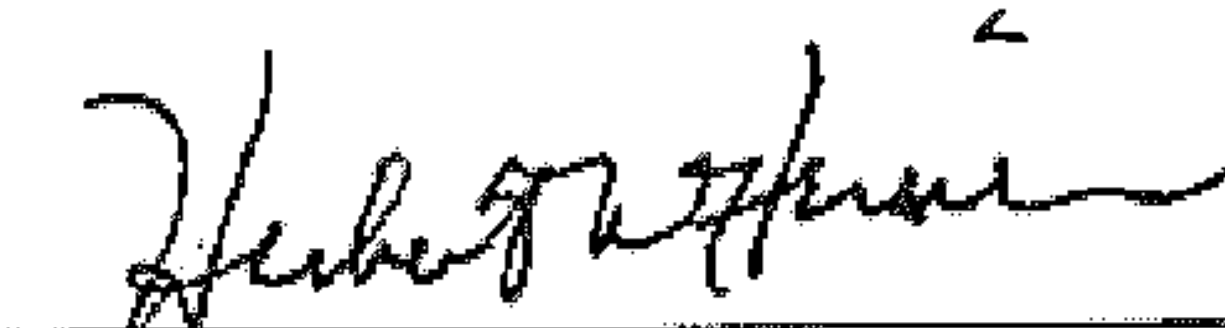
Witnesses:


Print Name: JONI WATERS
Address: 406 Dali Drive
Brandon, Florida 33511


Print Name: DEBORAH M. GUILLEN
Address: 100 N. Tampa Street, Suite 3700
Tampa, Florida 33602

GRANTOR:

CHESEA, LLC,
a Florida limited liability company

By: 
Herbert Hirsch, Manager

STATE OF FLORIDA

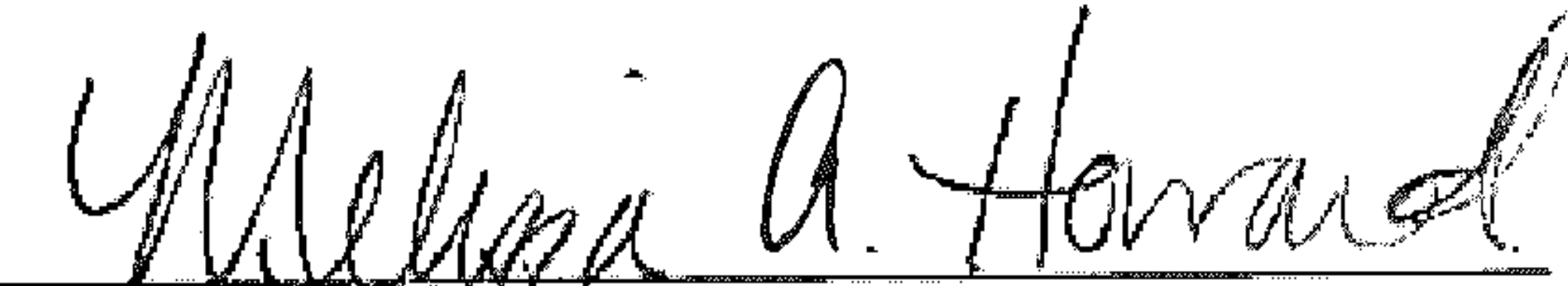
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026 by Herbert Hirsch, as Manager of CHESEA, LLC, a Florida limited liability company, who is ☐ personally known to me or ☒ who has produced Florida Driver's License as identification.

[Notary Seal]



MELISSA A. HOWARD
Commission # HH 381911
Expires May 22, 2027


Notary Public
MELISSA A. HOWARD
Name Typed, Printed, or Stamped
My Commission Expires: May 22, 2027