

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026086422 2 PG(S)**

6/24/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512019

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29407

**Doc Stamp-Deed: \$2,520.00**

**Consideration: \$360,000.00**

**General Warranty Deed**

Made this June 24, 2026 By **James Hardin, Jr. and Sharman L. Hardin, individually as husband and wife and as Trustees of The Hardin Family Trust dated September 12, 2006**, whose post office address is: 7336 Blue Salvia Drive, North Fort Myers, Florida 33917, hereinafter called the Grantor, to **Profitable Growth Now, LLC, a Florida limited liability company**, whose post office address is: 1126 Blue Shell Loop, Sarasota, Florida 34240, hereinafter called the Grantee:

(Whenever used herein the term "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)

**Witnesseeth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 6, WB GARAGE CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument # 2020121535, and as per plat recorded in Condominium Plat Book 46, Page 46, Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0209011006**

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that James Hardin, Jr. and Sharman L. Hardin are still acting as Trustees.**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

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**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.

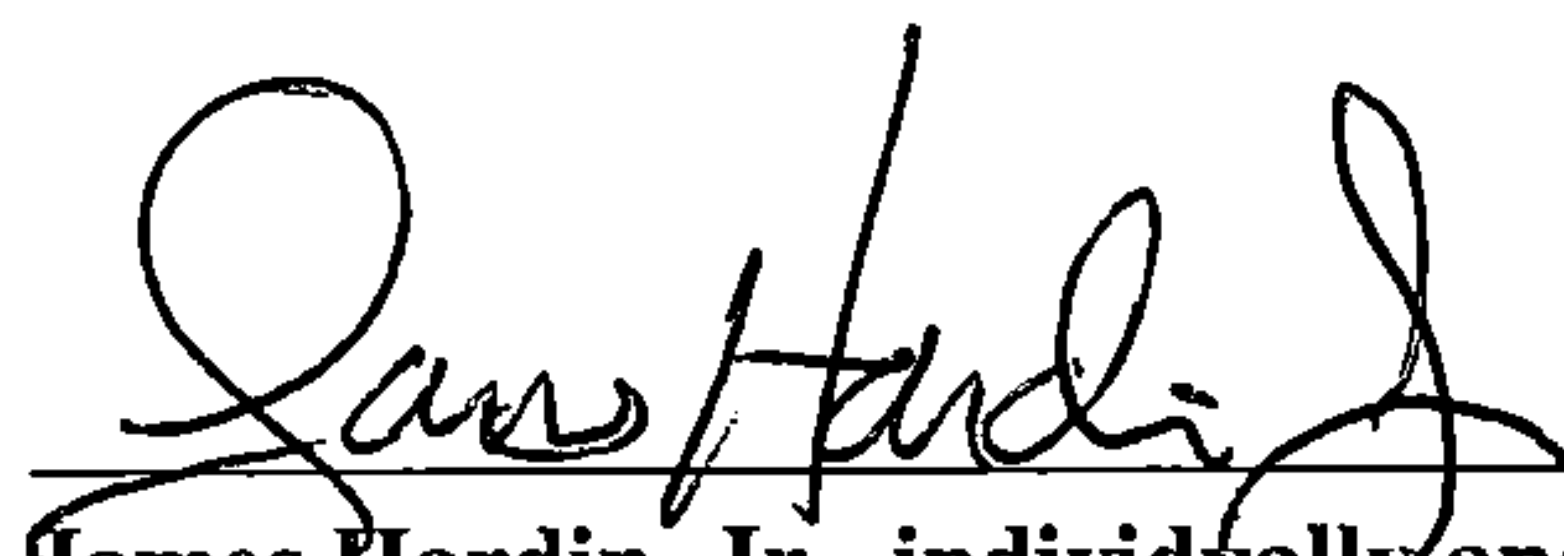
**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Signature: \_\_\_\_\_

Witness # 1 Printed Name: \_\_\_\_\_

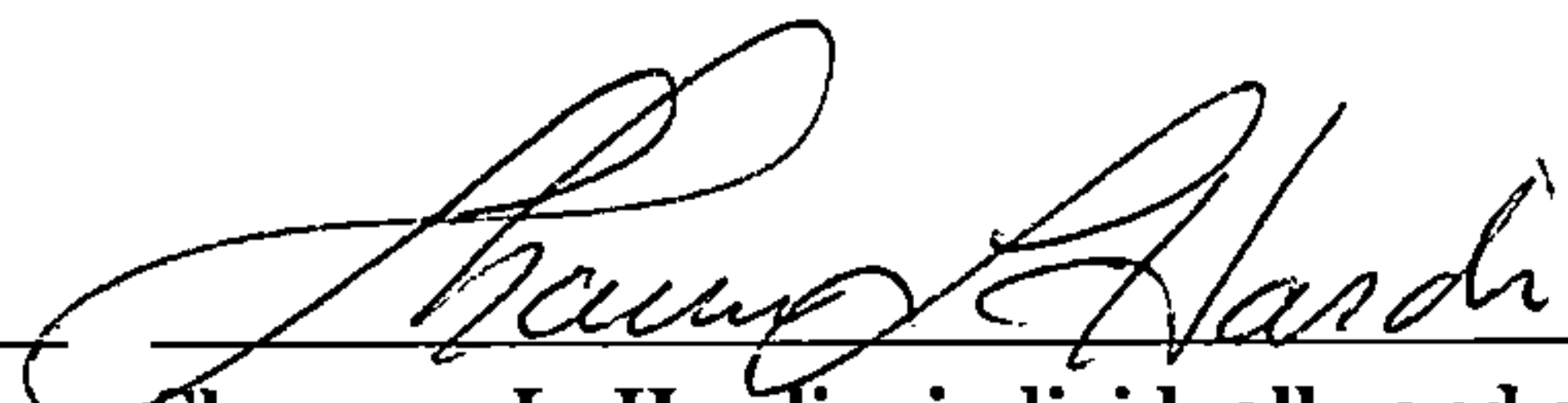
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

 (Seal)  
**James Hardin, Jr., individually and as Trustee of The Hardin Family Trust dated September 12, 2006**

Witness Signature: \_\_\_\_\_

Witness # 2 Printed Name \_\_\_\_\_

Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

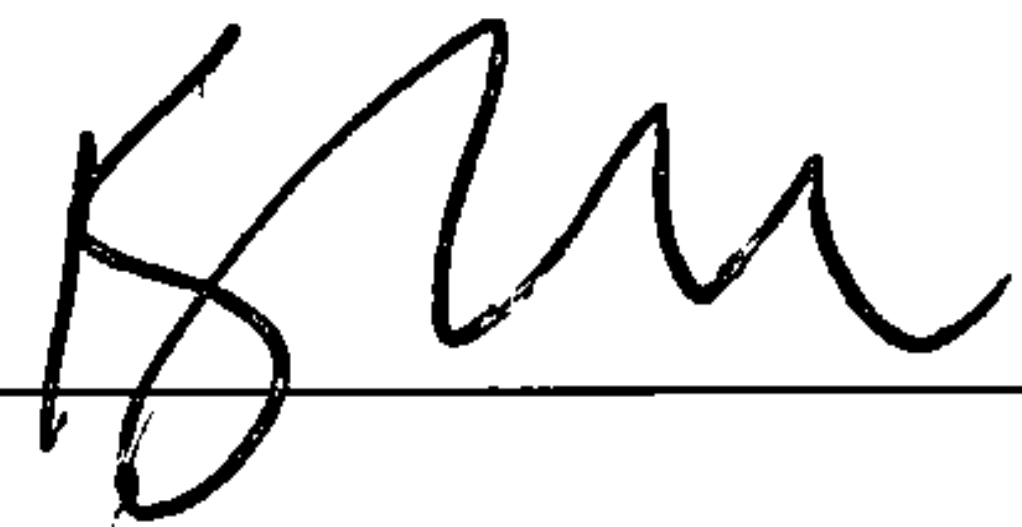
 (Seal)  
**Sharman L. Hardin, individually and as Trustee of The Hardin Family Trust dated September 12, 2006**

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this June 24, 2026, by James Hardin, Jr. and Sharman L. Hardin, individually and as Trustees of The Hardin Family Trust dated September 12, 2006, who are personally known to me or who produced D.I. as identification.



**Kyle C. McCormack**  
Notary Public  
State of Florida  
Comm# HH425199  
Expires 7/24/2027

  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)