

6/25/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512456

Prepared By and Return To:
Kimberly M. Henderson, Esq.
Insula Companies
50 Central Ave Suite 970
Sarasota, FL 34236

Doc Stamp-Deed: \$33,950.00

Parcel Identification No.:
2026071001 through 23

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SPECIAL WARRANTY DEED

FL ECHO, LLC, a Florida limited liability company (the “**Grantor**”) whose address is 50 Central Avenue, Suite 970, Sarasota, Florida 34236, in consideration of the sum of \$10.00 and other good and valuable consideration received from **HEWITT REAL ESTATE HOLDINGS, LLC**, a Florida limited liability company (the “**Grantee**”), whose address is 1208 East Kennedy Boulevard, Unit 733, Tampa, Florida 33602, hereby on this 25th day of June 2026, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee the real property in Sarasota County, Florida, described as:

Units 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 & 212, PARKSIDE EAST, A Condominium according to the Declaration of Condominium recorded in Official Records Book 1206, Page 1093, and amendments thereto, and as per plat thereof, recorded in Condominium Book 10, Page 21, and amendments thereto, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant that the property is free of all encumbrances, that lawful seisin in fee simple of and good right to convey the property are vested in Grantor, and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by through or under Grantor, but not otherwise.

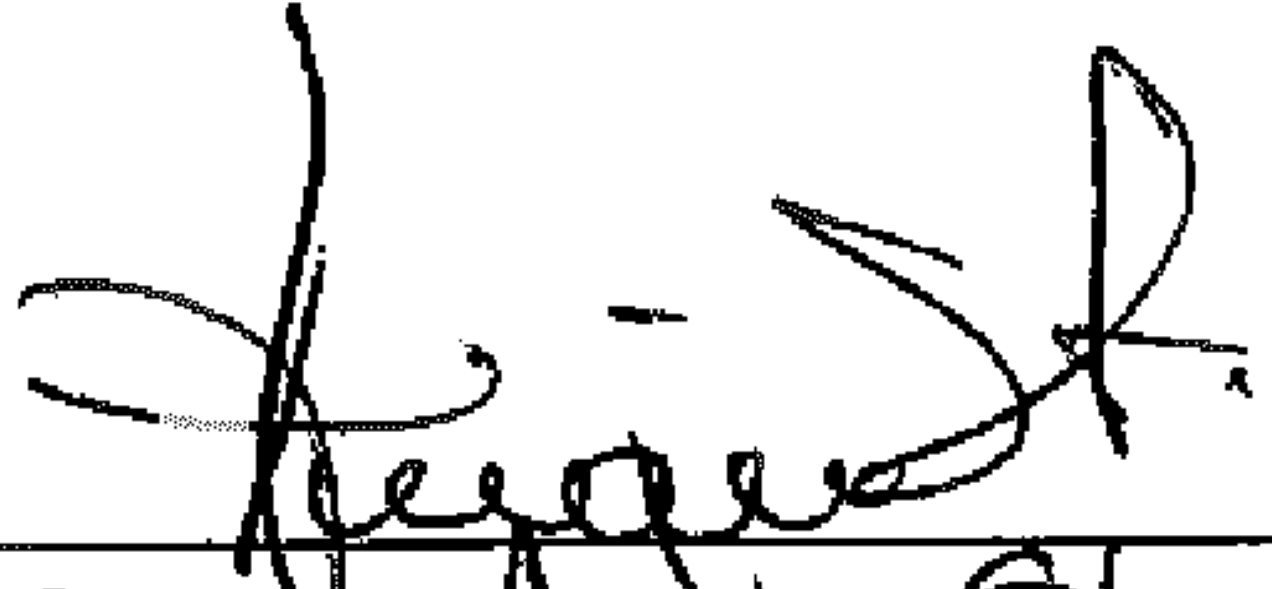
THE conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2026 and thereafter, and additional matters of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

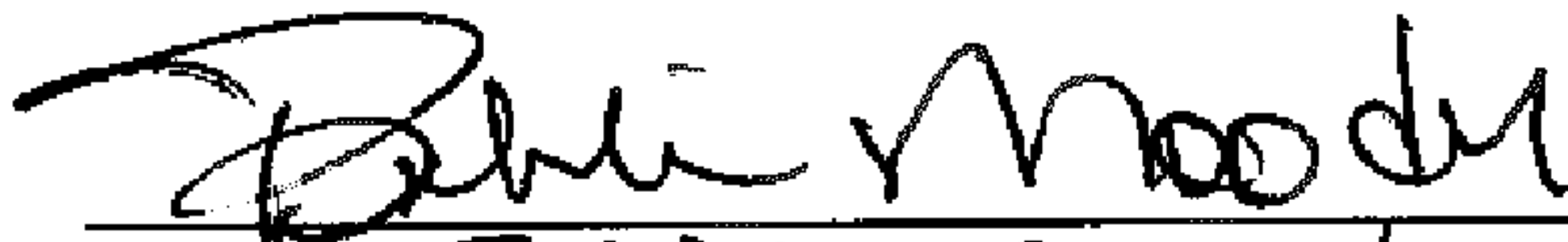
Witnessed:

FL ECHO, LLC,
a Florida limited liability company

By: FL Echo Class A, LLC, a Florida limited liability company, its Manager


Name: Angie Steele
Address: 50 Central Ave Suite 970, Sarasota FL 34236

By: 
Frederick D. Cochran, Manager

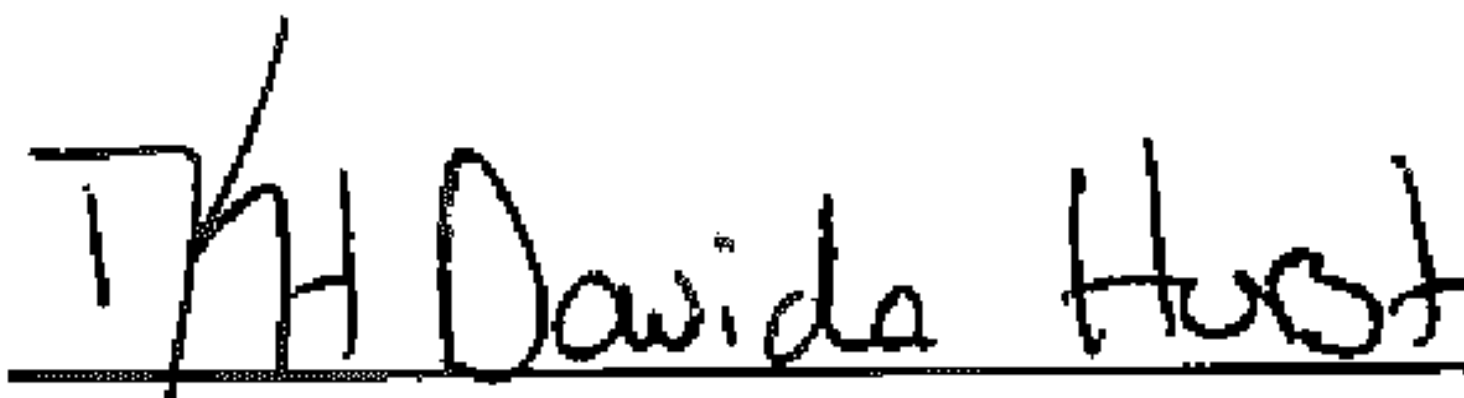

Name: Bobbi Moody
Address: 50 Central Ave Suite 970, Sarasota FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026, by Frederick D. Cochran, as Manager of FL Echo Class A, LLC, a Florida limited liability company, Manager of FL ECHO, LLC, a Florida limited liability company, on behalf of the company/corporation. He is ☒ personally known to me or ☐ produced _____ (type of identification) as identification.

(Affix Notarial Seal)




Notary Public - State of Florida
Printed Name: Davida Hurst
Commission No.: HH 676079
My Commission Expires: 9-10-29

PREPARED BY & AFTER
RECORDING RETURN TO:
Kimberly M. Henderson, Esq.
Insula Companies
50 Central Ave Suite 970
Sarasota, FL 34236

**PARKSIDE EAST CONDOMINIUM ASSOCIATION, INC.
CERTIFICATE OF APPROVAL**

The Undersigned being the officers of the Parkside East Condominium Association, Inc., a Florida not for profit corporation hereby consent and approve the conveyance of all twenty-three (23) condominium units, common elements, limited common elements and the like from FL ECHO, LLC, a Florida limited liability company to HEWITT REAL ESTATE HOLDINGS, LLC, a Florida limited liability company.

Additionally, it is hereby acknowledged that there are no condominium fees, maintenance charges or other recreational assessments due for any of the above described twenty-three (23) condominium units.

Dated as of this 25th day of June, 2026



FREDERICK D. COCHRAN, President

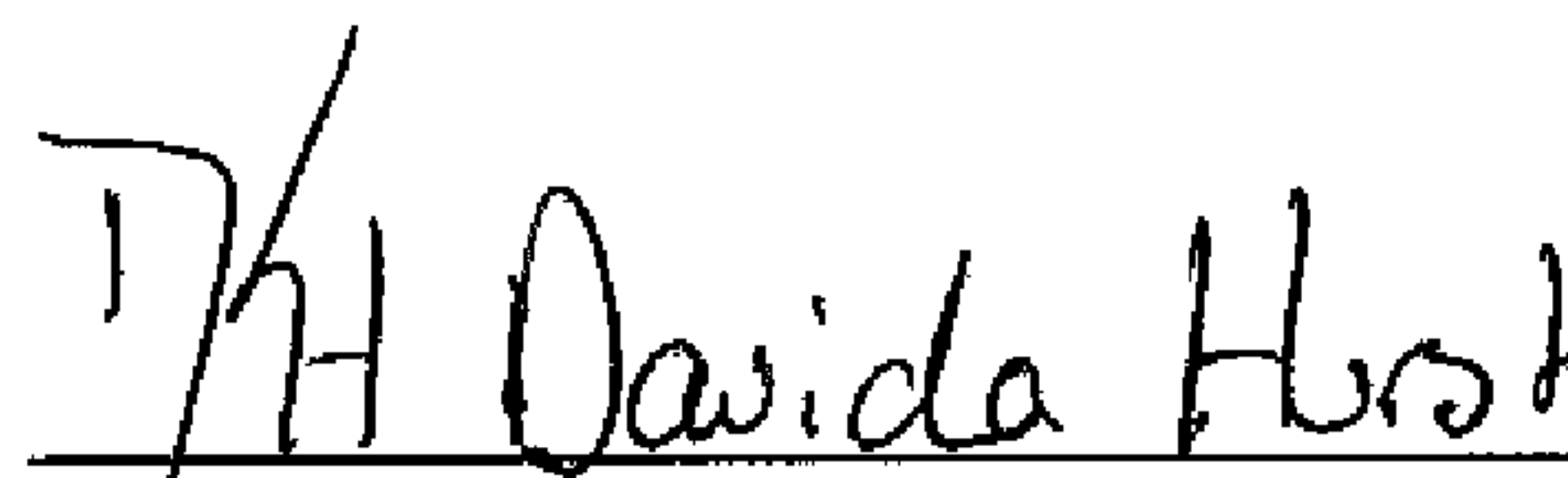
JEFFREY T. TALBOT, Secretary

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this June 22, 2026, by Frederick D. Cochran and ~~Jeffrey T. Talbot, both~~ officers of Parkside East Condominium Association, Inc., a Florida not for profit corporation, on behalf of said entity.



[NOTARIAL SEAL]



Notary Public, State of Florida
Name printed Davida Hurst
My Commission Expires: 9-10-29

PREPARED BY & AFTER
RECORDING RETURN TO:
Kimberly M. Henderson, Esq.
Insula Companies
50 Central Ave Suite 970
Sarasota, FL 34236

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CERTIFICATE OF APPROVAL**

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Dated as of this 25th day of June, 2026

FREDERICK D. COCHRAN, President

JEFFREY T. TALBOT, Secretary

STATE OF FLORIDA §
 §
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this June 18, 2026, by ~~Frederick D. Cochran~~ and Jeffrey T. Talbot, both officers of Parkside East Condominium Association, Inc., a Florida not for profit corporation, on behalf of said entity.

[NOTARIAL SEAL]

Notary Public, State of Florida
Name printed

My Commission Expires:

