

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087541 2 PG(S)**

6/26/2026 12:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512883

Doc Stamp-Deed: \$19,250.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6627

Purchase Price: \$2,750,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$0.00

Parcel Identification No.: 2014140013

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **24th day of June, 2026**, between **BL LaRue Real Estate, LLC, a Florida Limited Liability Company**, whose post office address is **504 Derek Avenue, Elizabethtown, KY 42701**, Grantor, to **Marta Boatright Foster and Gary Michael Foster, wife and husband**, whose post office address is **30 North Drexel Avenue, Columbus, OH 43209**, Grantees:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 13, Block 19, ST. ARMAND'S DIVISION OF THE JOHN RINGLING ESTATES, PLAT NO. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 30, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Amelia Hall
Printed Name: Amelia Hall
P.O. Address: 105 Juniper ct
Elizabethtown KY 42701

BL LaRue Real Estate, LLC, a Florida Limited Liability Company

By: [Signature]
Robert Benjamin LaRue, Manager

WITNESSES #2:

Connor Casey
Printed Name: Connor Casey
P.O. Address: 109 Oberon ct
Elizabethtown KY 42701

STATE OF Kentucky
COUNTY OF Hardin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2026, by Robert Benjamin LaRue, Manager of BL LaRue Real Estate, LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Amelia M Hall
Signature of Notary Public

Print, Type/Stamp Name of Notary

