

6/29/2026 11:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513389

Prepared by and Return to:
Matthew Staggs, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File: 39854.225

Doc Stamp-Deed: \$5,775.00

DOCUMENTARY STAMPS IN
THE AMOUNT OF \$5,775.00
ARE AFFIXED HERETO.

SPECIAL WARRANTY DEED

This **Special Warranty Deed** made this 26th day of June, 2026, by and **Siesta Village Beach Properties, LLC, a Florida limited liability company**, whose address is 1144 Tallevast Rd., Suite 109-110, Sarasota, Florida 34243, hereinafter called the "Grantor", and **146 Avenida Veneccia VP, LLC, a Florida limited liability company**, whose address is 1144 Tallevast Rd., Suite 109-110, Sarasota, Florida 34243, hereinafter called the "Grantee", for the Grantor's undivided interest in the property described below:

(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, trusts, and trustees).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys, and confirms unto the Grantee, all of its interest in the following described property situated in Sarasota County, Florida (the "Property") to wit:

See Exhibit "A" attached hereto.

SUBJECT TO taxes for the year of 2026 and subsequent years, and zoning and other prohibitions and regulations imposed by governmental authorities, and valid reservations, restrictions, and easements of record.

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.

AND the Grantor does hereby covenant with the Grantee that at the time of the delivery of this Special Warranty Deed, the Property is free and clear from all encumbrances made by the Grantor except the above noted, and that the Grantor will warrant and defend the same against all lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

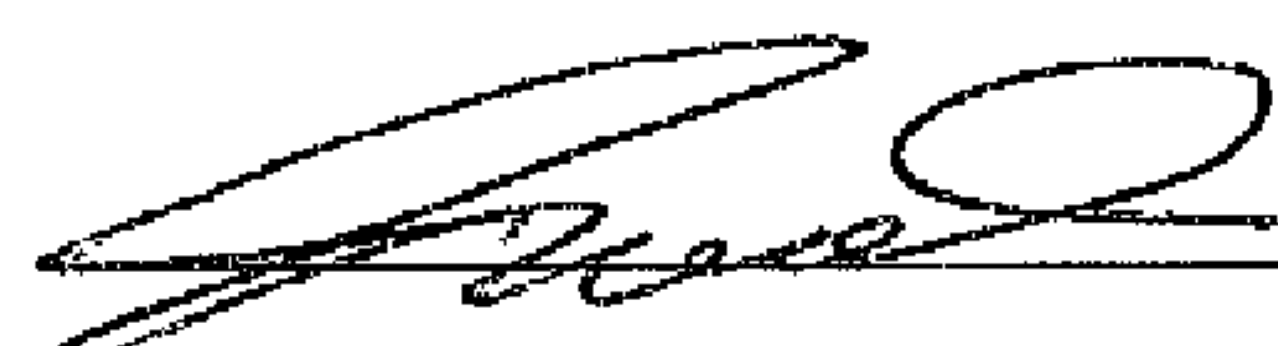
[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:



Print Name: Matthew Staggs
Address: 802 11th St W
Bremon, FL 34205

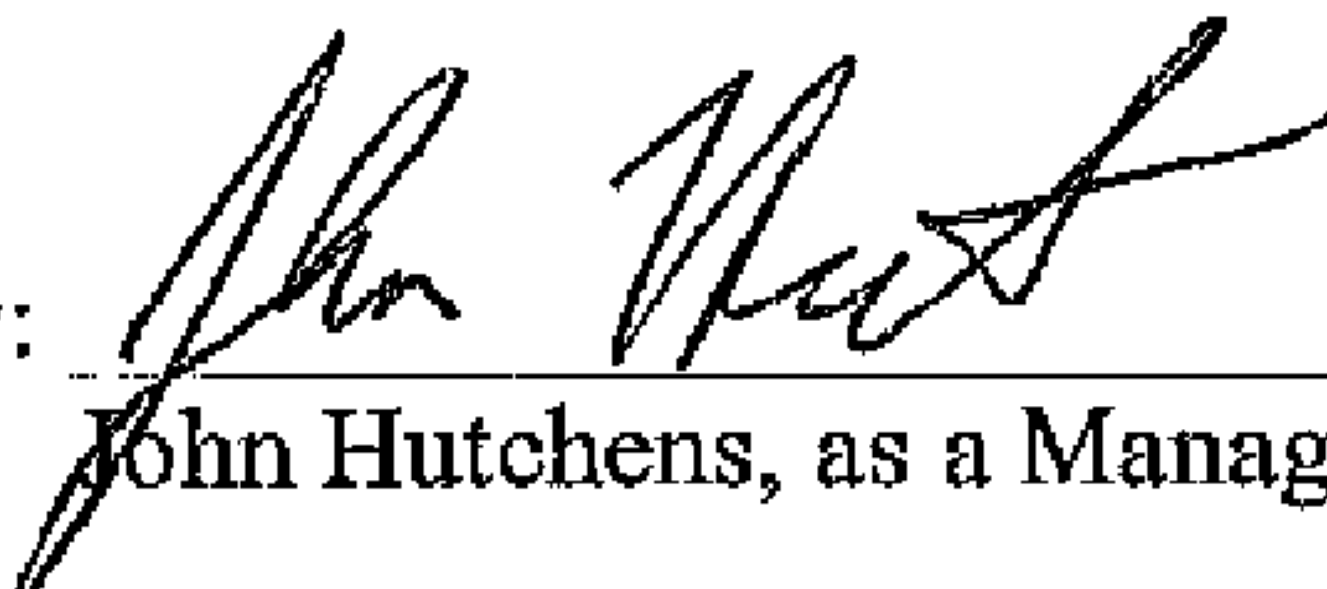


Print Name: Jeffrey Woodfin
Address: 502 11th St W
Bremon FL 34205

Siesta Village Beach Properties, LLC,
a Florida limited liability company

By: CVP, SRQ, LLC,
a Florida limited liability company,
as the Manager

By: Casto Vacation Properties, LLC,
a Florida limited liability company,
as the Manager

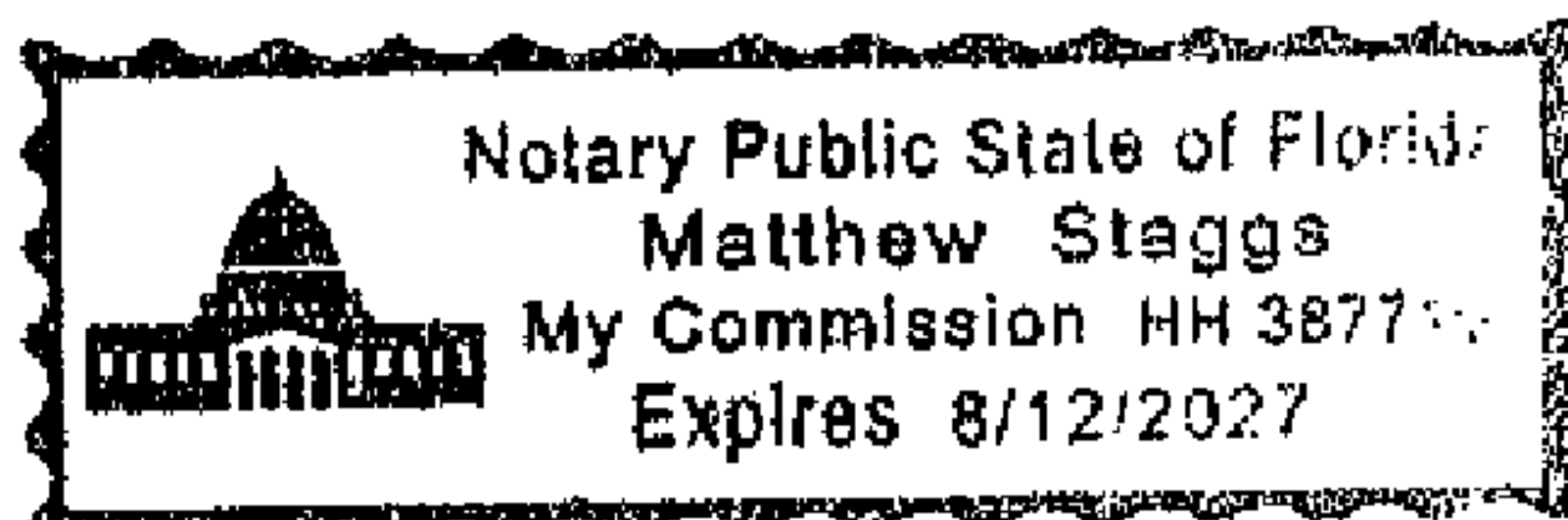
By: 

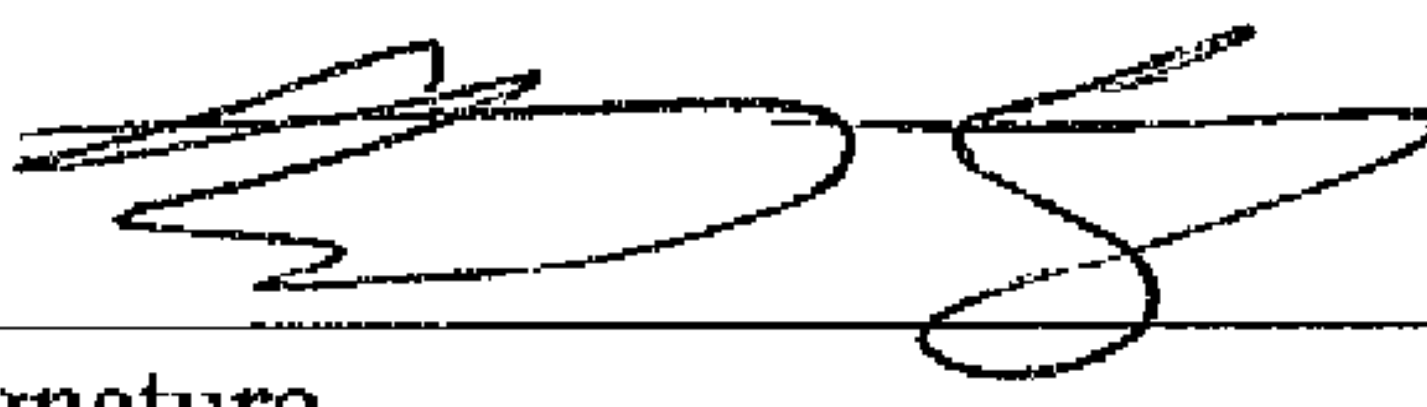
John Hutchens, as a Manager

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged, sworn, and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2026, by John Hutchens, as a Manager of Casto Vacation Properties, LLC, a Florida limited liability company, which is the Manager of CVP SRQ, LLC, a Florida limited liability company, which is the Manager of Siesta Village Beach Properties, LLC, a Florida limited liability company, on behalf of the limited liability companies,
☒ who is personally known to me,
☐ who has produced _____ as identification,
and who has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:





Signature
Print Name: _____
NOTARY PUBLIC - STATE OF FLORIDA

EXHIBIT "A"
Legal Description of the Property

LOT 10, BLOCK 9, MIRA MAR BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 130 AND 130A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.