

7/1/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514640

Doc Stamp-Deed: \$4,130.00

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29373

SPECIAL WARRANTY DEED

THIS INDENTURE, made this July 1, 2026 between **TKJ Enterprises FL, LLC, a Florida limited liability company**, whose mailing address is: 21046 Kenmare Drive, Shorewood, Illinois 60404, party of the first part, and **Ronald Pouliot and Marie Pouliot**, husband and wife, whose mailing address is: 114 Blueberry Hill Lane, North Andover, Massachusetts 01845, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **Five Hundred Ninety Thousand dollars & no cents, \$590,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Unit 138, Building 1, Phase II, of Midnight Cove II, a condominium according to the Declaration of Condominium recorded in Official Records Book 1345, pages 124 et seq., and amendments thereto, and as per plat thereof recorded in Condominium Book 13, pages 30, 30A through 30I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID#0108016025

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 27 day of ~~July~~ ^{JUNE}, 2026.

Signed, sealed and delivered in the presence of:

TKJ Enterprises FL, LLC, a Florida limited liability company

① Witness Signature: *BL*

① Print witness # 1 name Blake Smith

① Post Office Address: 7214 Weatherstone Blvd
Bowling Green, KY 42101

By: *John D. Wright*
Print Name: John D. Wright
Title: Manager

② Witness Signature: *Harrison Miller*

② Print witness # 2 name Harrison Miller

② Post Office Address: 920 Catalina Drive
Bowling Green KY 42103

State of Kentucky
County of Warren

I am a Notary Public of the State of Kentucky, and my commission expires on 8-3-27. THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization on this 27 day of ~~July~~ ^{JUNE}, 2026 by John D. Wright, Manager of TKJ Enterprises FL, LLC, a Florida limited liability company who is/are personally known to me or who produced DL as identification and did take an oath.

William Gregory Coker II

Notary Public

Notary Seal

