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INSTRUMENT # 2026093275 2 PG(S)

7/9/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517490

CONSIDERATION: \$5,150,000.00

DOC TAX: \$36,050.00

RECORD: \$18.50

PARCEL ID NO.: 0010-07-0004

Doc Stamp-Deed: \$36,050.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 8th day of July 2026, by and between **524 HALYARD CCS LLC, a Florida limited liability company**, hereinafter referred to as Grantor, whose post office address is 46 North Washington Boulevard, Sarasota, FL 34236, and **WILLIAM J. LEONE and MARNY G. LEONE, as Trustees of the WILLIAM J. LEONE AND MARNY G. LEONE REVOCABLE TRUST dated December 20, 2017 and restated on October 5, 2023**, hereinafter referred to as Grantee, whose post office address is 524 Halyard Lane, Longboat Key, FL 34228.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 13, Block A, COUNTRY CLUB SHORES, UNIT 4, according to the map or plat thereof as recorded in Plat Book 17, Page 16, Public Records of Sarasota County, Florida.

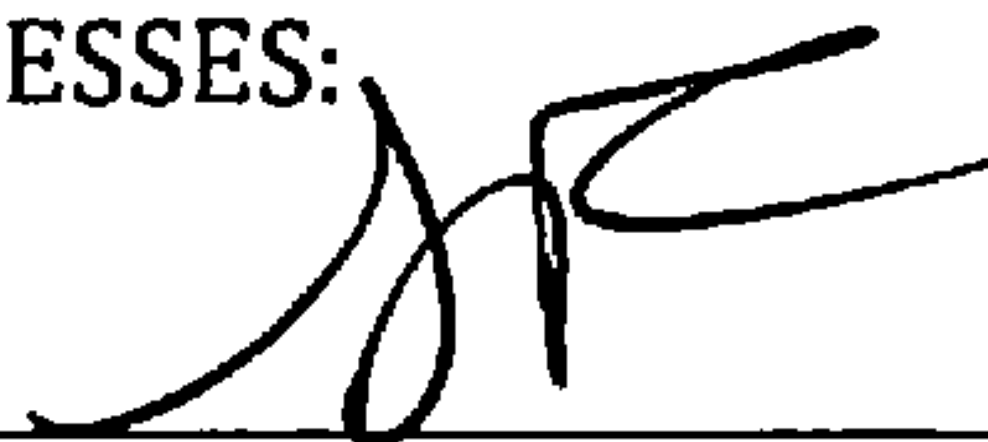
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: Sarah Ferlazzo

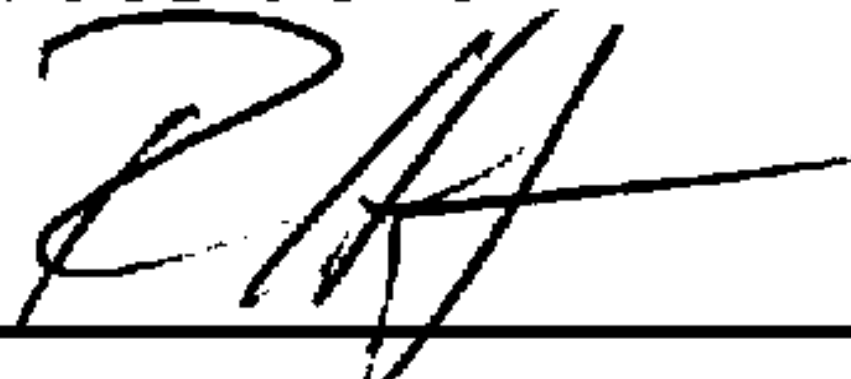
Witness Address: 50 Central Ave
8th Floor Sarasota FL 34236


Witness Name: Marcia Boiko
Witness Address: 50 Central Avenue
8th Floor
Sarasota, FL 34236

524 HALYARD CCS LLC, a Florida limited liability company

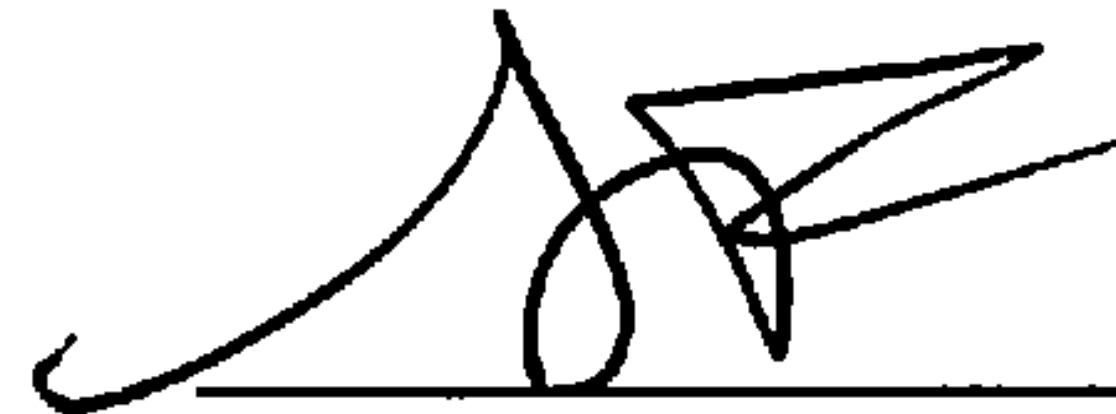
By: HUNT BROTHERS DEVELOPMENT, INC., a Florida corporation, as Sole Manager

By: 
CHRISTOPHER M. HUNT
Its: President

By: 
ROBERT WILLIAM HUNT, JR.
Its: Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of July 2026 by CHRISTOPHER M. HUNT, as President, and ROBERT WILLIAM HUNT, JR., as Secretary, of HUNT BROTHERS DEVELOPMENT, INC., a Florida corporation, as Sole Manager of 524 HALYARD CCS LLC, a Florida limited liability company, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.


Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on _____.