

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093640 2 PG(S)

Prepared by and return to:

Eric Fleming
The Law Offices of Eric C. Fleming, PA
5011 Ocean Boulevard
305
Sarasota, FL 34242

7/9/2026 3:06 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517800

File No 385Avenida

Doc Stamp-Deed: \$6,440.00

Parcel Identification No 0081130027

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

This indenture made the 9th day of July, 2026 between **Sieglinde Drees, a married person**, whose post office address is Balver Strasse, 17A, Balve, 58802, Germany, Grantor, to **Highland Properties 2226 LLC, a Colorado Limited Liability Company**, whose post office address is 1707 Main Street, Suite 200, Longmont, CO 80501, of the County of Boulder, Colorado, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 8, SIESTA MANOR, SECTION ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 93, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

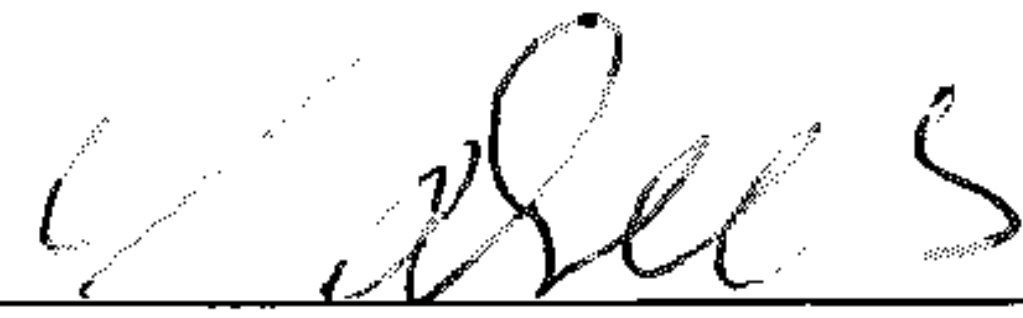
TO HAVE AND TO HOLD the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:



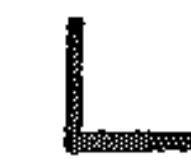
Sieglinde Drees

5011 Ocean Blvd, 305

WITNESS 1 ADDRESS Sarasota, FL 34242



WITNESS 2 ADDRESS 5011 Ocean Blvd, 305
Sarasota, FL 34242



WITNESS

PRINT NAME: John Dooley

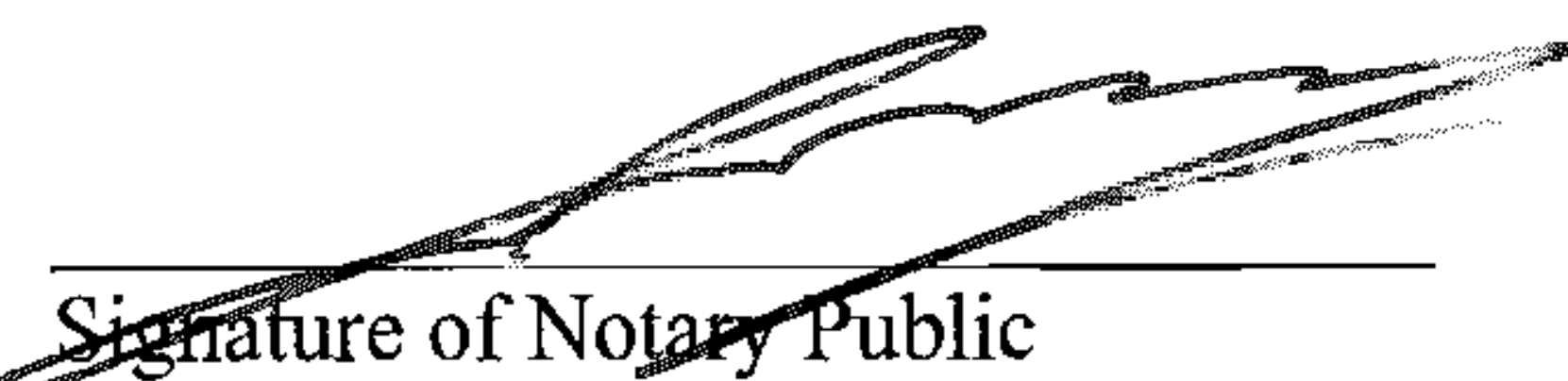
WITNESS

PRINT NAME: Dan Miller

STATE OF FL

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Sieglinde Drees, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

