

7/10/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518209

Doc Stamp-Deed: \$1,085.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2026-3194
Parcel ID Number: 0169-16-4171

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 9th day of July, 2026 between Derek Nelson and Kelly Nelson, husband and wife, whose post office address is 17819 Eastbrook Terrace, Bradenton, FL 34202, of the County of Manatee, State of Florida, Grantors, to Pursuit Investments, LLC, a Montana Limited Liability Company, whose post office address is 2304 Silverdale Drive, Suite 300, Johnson City, TN 37601, of the County of Washington, State of Tennessee, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Unit No. S-29, Gulf Harbor Marina, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument 2005264313, and per plat thereof recorded in Condominium Book 38, Page 36, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

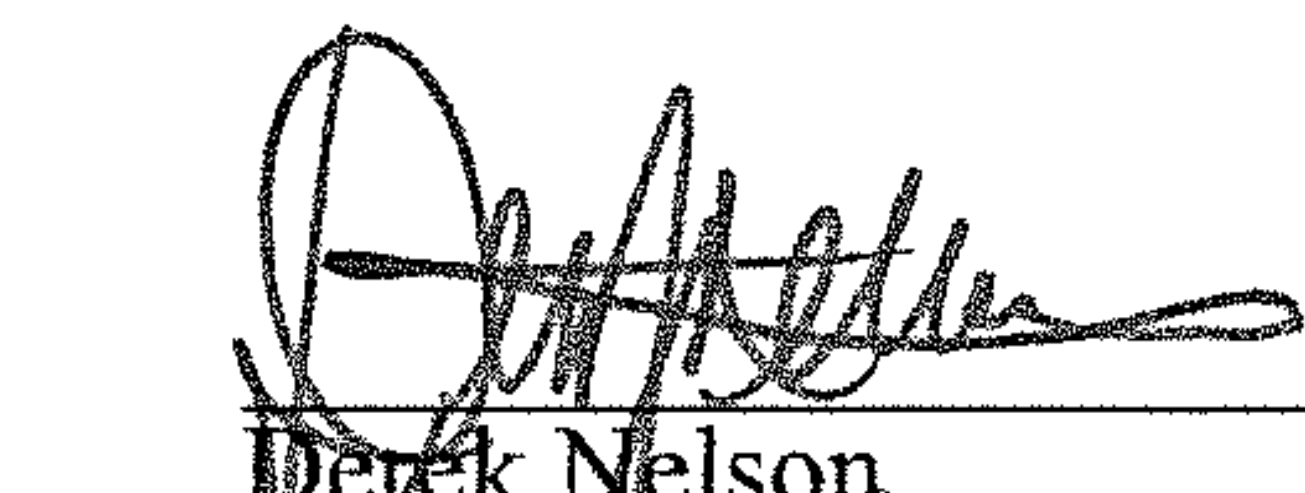
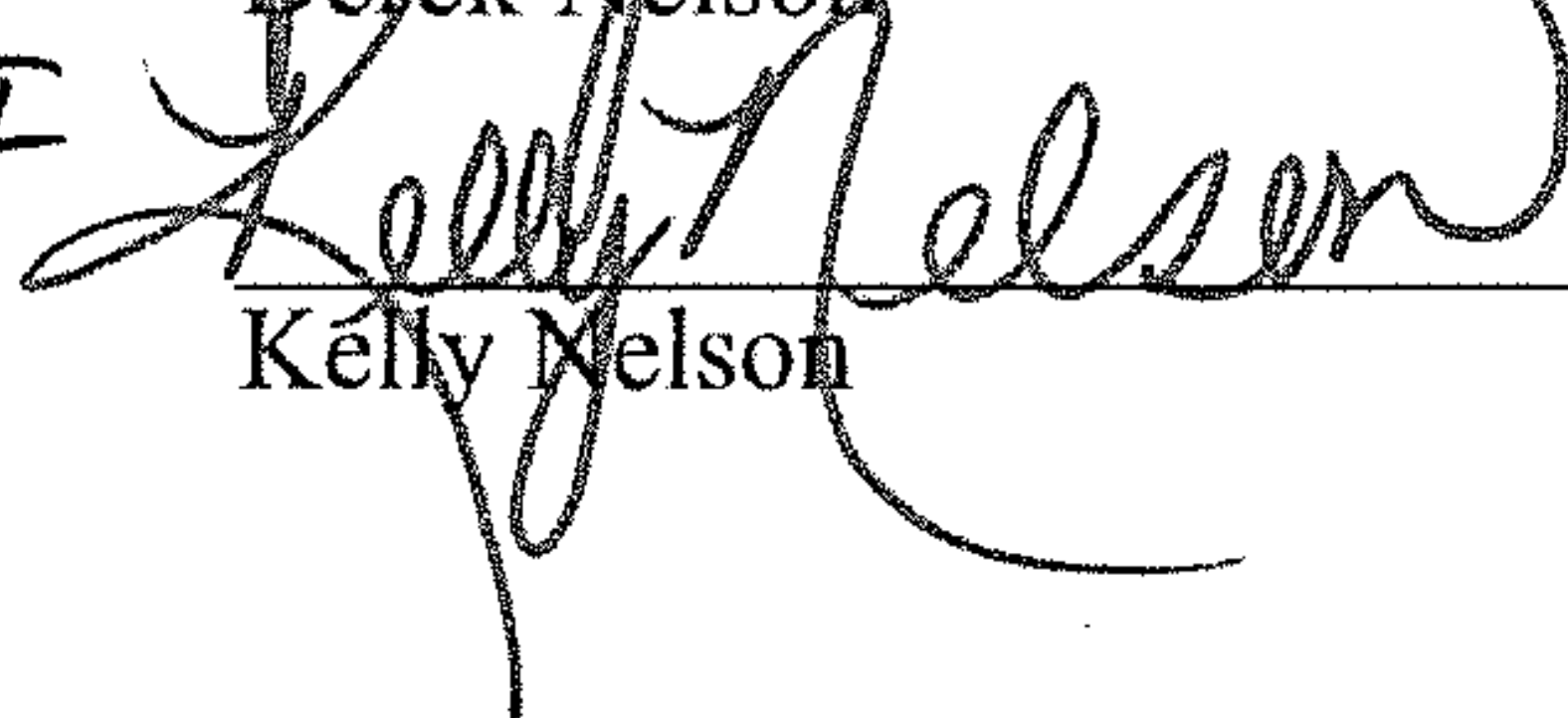
Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: HARRY WILLIAM SHEPPARD III

WITNESS 1 ADDRESS:
11635 BLUESTONE CT.
PARISH, FL 34219

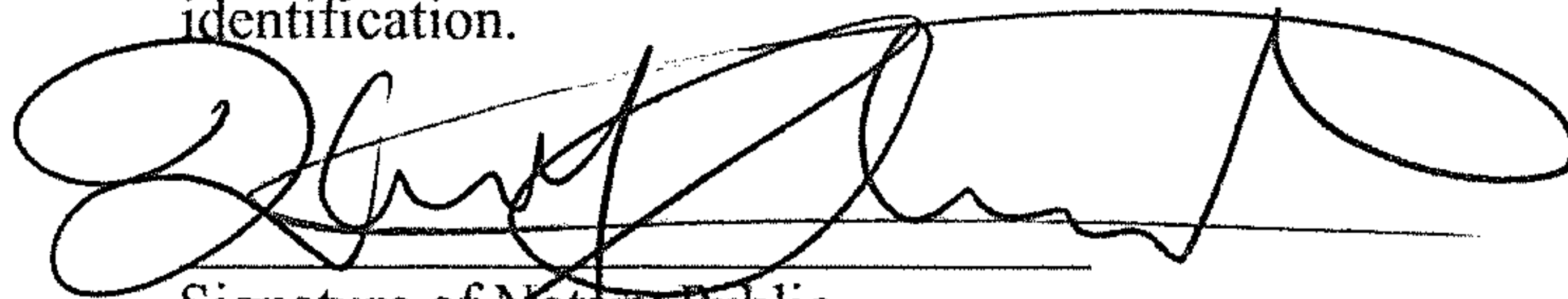

WITNESS 2 SIGNATURE
PRINT NAME: Herman Grithner

WITNESS 2 ADDRESS:
7309 Marchant Ct
Sarasota FL 34240

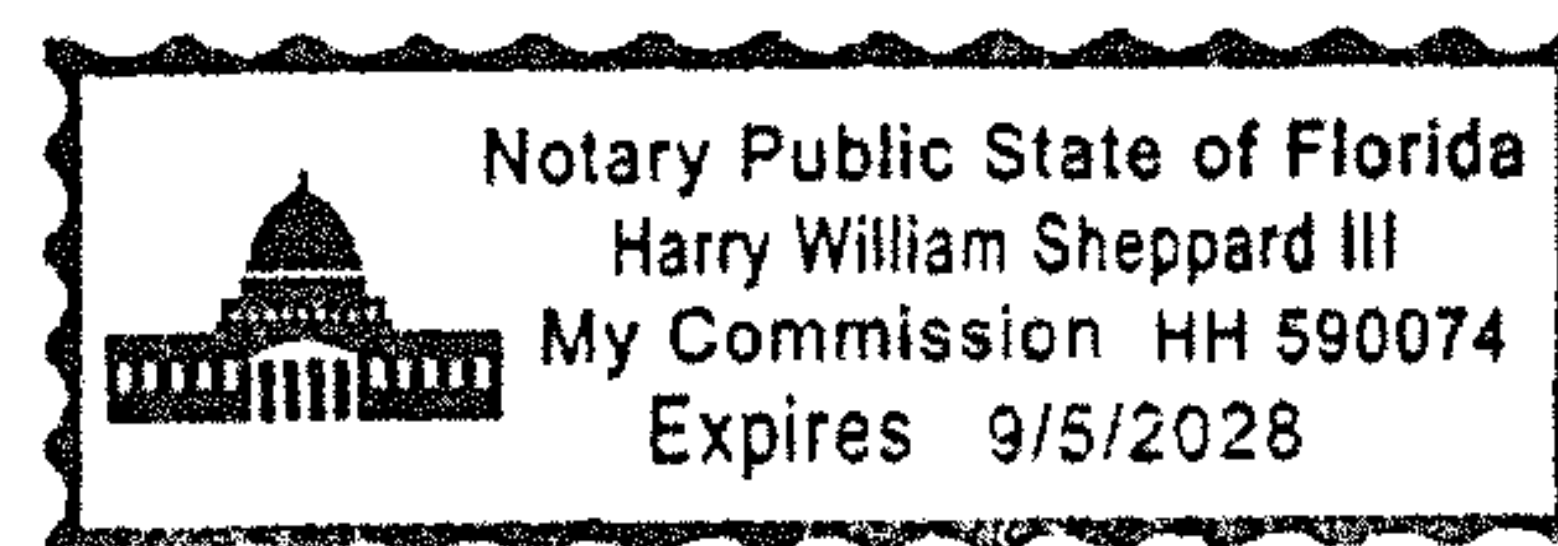

Derek Nelson

Kelly Nelson

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2026, by Derek Nelson and Kelly Nelson, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public
Harry William Sheppard III

Print, Type/Stamp Name of Notary



(NOTARY SEAL)