RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094861 3 PG(S)
7/13/2026 12:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518899

Doc Stamp-Deed: $1,414.00

Prepared by and return to:
Sara DeCrescenzo
Tarpon Title of Florida, LLC
2999 Alt 19, Suite A
Palm Harbor, FL 34683
(727) 937-1668
File No 26-1137

Parcel Identification No 2035-03-3004
Consideration: $202,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 10th day **of July, 2026,** between **Rose Acceptance, Inc, a Michigan Corporation**, whose post office address is **241 East Saginaw Street, East Lansing, MI 48823**, of the County of Ingham, Michigan, Grantor, to **Paul Lukis and Cathy Lukis, husband and wife**, whose post office address is **4675 Oak Hill Place, Sarasota, FL 34232,** of the County of Sarasota, Florida, Grantees:

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

> Unit G-4, Building G, Cordova Gardens III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1304, Page 1463, as amended, and as per Plat thereof recorded in Condominium Book 13, Page 44, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrant 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 a homestead property

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 Grantor hereby covenant with the Grantees 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.

*****REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*****

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:

Rose Acceptance,Inc, a Michigan Corporation

By: ______________________________
Christopher Patterson, Vice President

____
Witness #1

Tammy Huffman
Print Name

241 E. Saginaw
East Lansing, MI 48823
Witness #1 Address

____
Witness #2

Tracy L. Daniels
Print Name

241 E. Saginaw
East Lansing, MI 48823
Witness #2 Address

STATE OF Michigan

COUNTY OF Ingham

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 10th day of July, 2026, by Christopher Patterson, as Vice President of Rose Acceptance,Inc, a Michigan Corporation, on behalf of the corporation, (__) who is/are personally known to me or (X) who has/have produced driver's license as identification.

____
Signature of Notary Public

____
Print, Type/Stamp Name of Notary

TRACY L DANIELS
Notary Public, State of Michigan
County of Eaton
My Commission Expires Sep. 27, 2030
Acting in the County of Ingham

STATE OF MICHIGAN
TRACY L. DANIELS
NOTARY PUBLIC
EATON COUNTY

"Exhibit A"

ACTION BY UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS ROSE ACCEPTANCE, INC. in Lieu of Organizational Meeting of the Board

In lieu of a 2026 organizational meeting, the Board of Directors of Rose Acceptance, Inc. (the "Company") take the following actions by unanimous written consent, as permitted by Section 4.3 of the Company's Bylaws dated May 1, 2003.

The minutes of the organizational meeting, having been previously delivered to the Directors, are unanimously approved as presented.

By unanimous consent of the Directors, the following persons are appointed to serve in the following respective offices of the Company for the ensuing year:

President	Brian C. Titus
Vice President/Treasurer Vice	Adrienne Hanson
President	Adam A. Holland
Vice President	Chris Patterson
Vice President/Secretary	Steven Schuster
Assistant Vice President	Brendan A. Durkin

The following authority parameters for the officers are unanimously approved:

1. Any of the officers of the Company may authorize the lending of money to individuals or other business enterprises as required for the proper needs of the Company.

2. The President of the Company may authorize the borrowing of money from any financial services company as required for the proper needs of the Company.

3. Any of the officers or agents of the Company are authorized to sign all agreements, indentures, mortgages, deeds, conveyances, transfers, discharges, releases, or perform other such required action necessary in the acquiring or transferring of interests in real estate.

4. The President of the Company is authorized to make investments, dispose of investments, or modify existing investments in marketable securities, partnership interests, and membership interests in limited liability companies, and open any necessary bank accounts or investment accounts for the purpose of conducting Company business.

5. The Directors of the Company shall have and may exercise any of the powers delegated to any officers of the Company, as enumerated in the authorities listed in items 1 and 3, above.

_______________________________ 4/16/2026
Mark A. McDowell, Director Date

_______________________________ 4/16/2026
Brian C. Titus, Director Date