

7/14/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519410

Doc Stamp-Deed: \$3,782.10

Prepared By and Return To:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5384.00001

Warranty Deed

This Warranty Deed is made effective as of the 14th day of July, 2026 by **TARA@STATEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY** ("*Grantor*"), whose post office address is: 505 South Orange Avenue, Unit 801, Sarasota, FL 34236, to **WARREN EDWARD POLLOCK, A MARRIED MAN** ("*Grantee*"), whose post office address is: 107 Links Avenue, Apt. 604, Sarasota, FL 34236.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$540,213.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

Unit 603, 1500 STATE STREET, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2017138511, as amended, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the Property described above is **2027-06-1018**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

TARA@STATEST, LLC, a Florida limited liability company

By: Peter Joseph Bradley
PETER J. BRADLEY, Manager

Asia Mcneal

WITNESS

PRINT NAME: Asia Mcneal

aaris sheets

WITNESS

PRINT NAME: aaris sheets

27012 oak path unit

wesley chapel fl 33544

WITNESS 1 ADDRESS

1261 old hemderson Sq Columbus OH 43220

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 13th day of July, 2026, by PETER J. BRADLEY, Manager of TARA@STATEST, LLC, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Asia Mcneal
Signature of Notary Public

Asia Mcneal
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

