

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095474 2 PG(S)**

Prepared by:
Nancy Cason Esq.
Syprett Meshad & DuBose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: purchase

7/14/2026 12:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3519414

Purchase Price: \$150,000.00
Rec: \$18.50
Documentary Stamp Tax: \$1,050.00

Doc Stamp-Deed: \$1,050.00

General Warranty Deed

Made this 13th day of July 2026 A.D. By **Kenneth J. Terbrock and Emily C. Terbrock**, Husband and Wife, whose address is: 76 S. Quail Lane, Pine Mountain, GA 31822, hereinafter called the grantor, to **DeVittori Holdings, 1, LLC**, a Florida limited liability company whose post office address is: 2243 12th Street, Sarasota FL 34237, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Sarasota County, Florida, viz:

The East 74 feet of Lot 24, Block C, Shenandoah Park, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 66, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 2028040065

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

To Have and to Hold, the same in fee simple forever.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Rebecca Tucker

Signature -witness

Rebecca Tucker

Print name

19707 US Hwy 280 E Apt 406

Address Smiths, AL 36877

Shelli Martin

Signature -witness

Shelli Martin

Print name

3131 Jeff Davis Rd

Address Thomasston GA 30280

Kenneth J. Terbrock

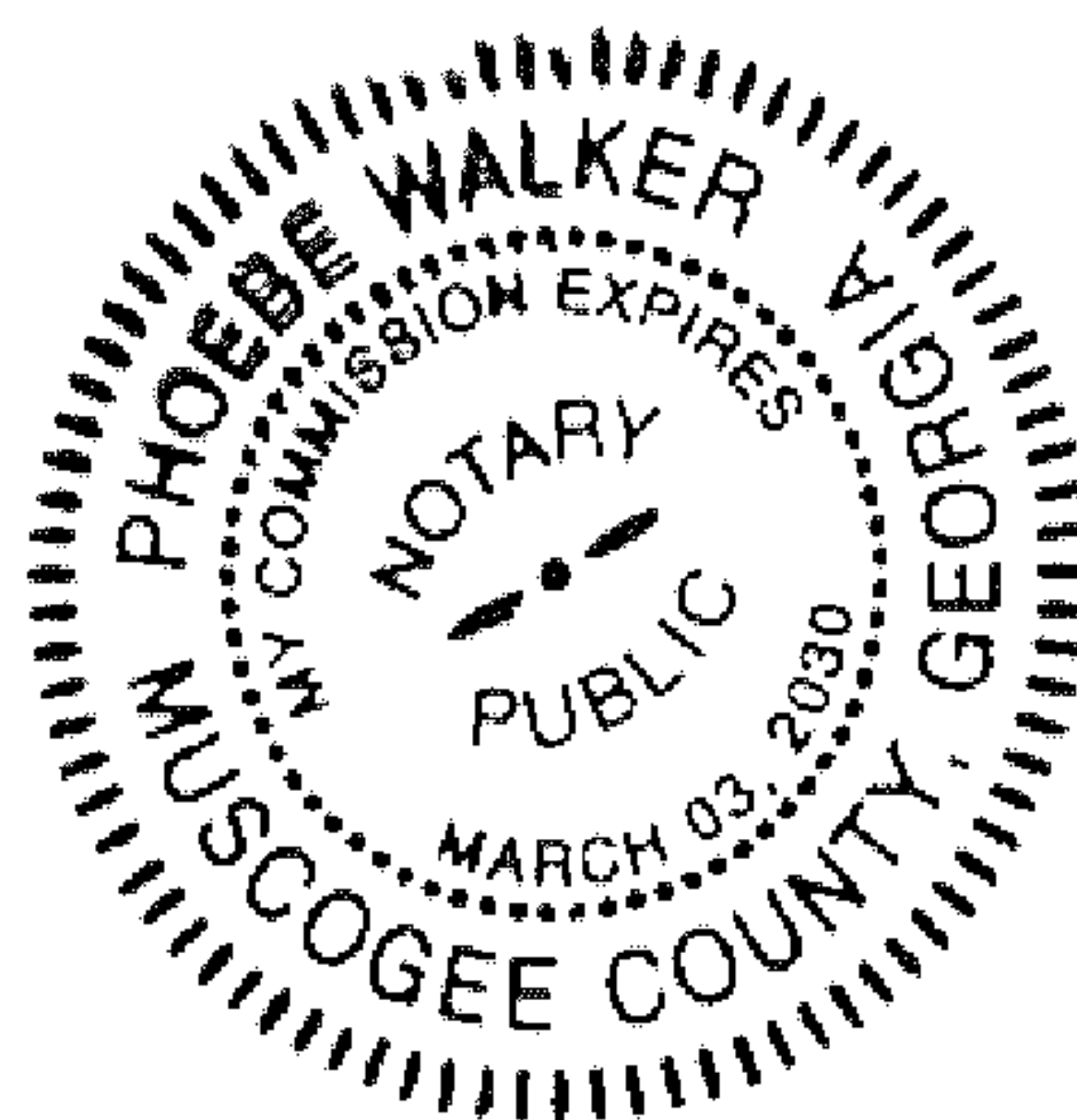
Kenneth J. Terbrock

Emily C. Terbrock

Emily C. Terbrock

State of Georgia
County of Muscookee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of July 2026 by Kenneth J. Terbrock and Emily C. Terbrock, who is/are personally known to me or who has produced GA DL as identification.



Phoebe Walker
Notary Public

Print Name: Phoebe Walker

My Commission Expires: 3/3/2030