

7/15/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3520139

Prepared by and Return to:

Matthew Staggs, Esq.

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205

File: 46075.015

Doc Stamp-Deed: \$17,500.00

DOCUMENTARY STAMPS IN
THE AMOUNT OF \$17,500.00
ARE AFFIXED HERETO.

SPECIAL WARRANTY DEED

This **Special Warranty Deed** made this 15th day of July, 2026, by and between **2001 Laurel LLC**, a **Delaware limited liability company**, whose address is 1605 Main St., Ste. 1001, Sarasota, Florida 34246, hereinafter called the "Grantor", and **Wal-Mart Stores East, LP**, a **Delaware limited partnership**, whose address is 2608 SE J St., Bentonville, Arizona 72716, hereinafter called the "Grantee", for the Grantor's undivided interest in the property described below:

(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, trusts, and trustees).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys, and confirms unto the Grantee, all of its interest in the following described property situated in Sarasota County, Florida (the "Property") to wit:

See Exhibit "A" attached hereto.

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

SUBJECT TO taxes for the year of 2026 and subsequent years, and zoning and other prohibitions and regulations imposed by governmental authorities, and the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Encumbrances"); provided, however, the reference to the Permitted Encumbrances shall not serve to reimpose the same.

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

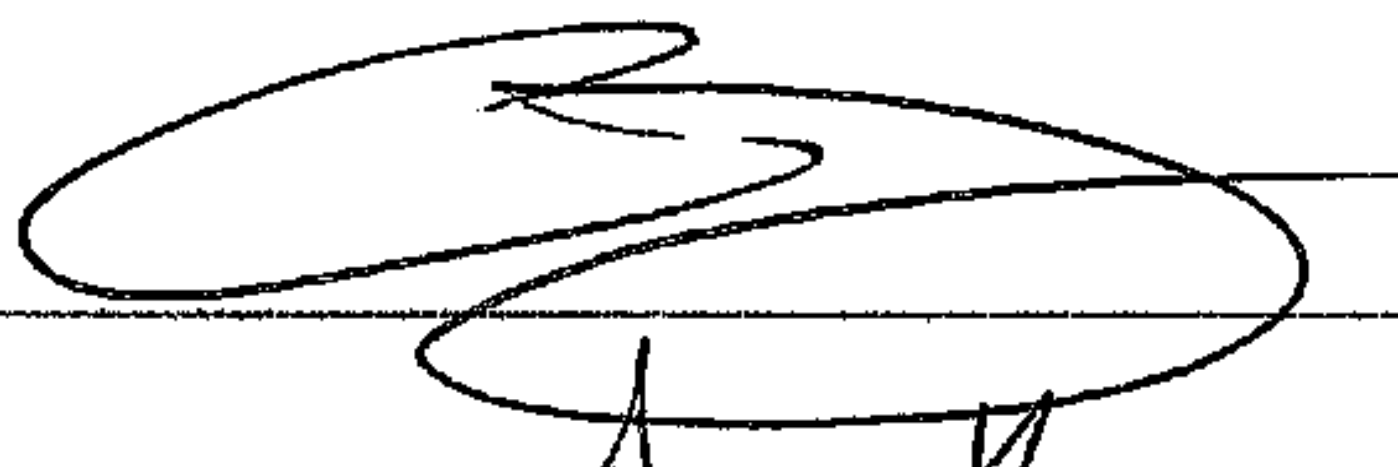
AND the Grantor does hereby covenant with the Grantee that at the time of the delivery of this Special Warranty Deed, the Property is free and clear from all encumbrances made by the Grantor except the above noted, and that the Grantor will warrant and defend the same against all lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

[Signature Page to Follow]

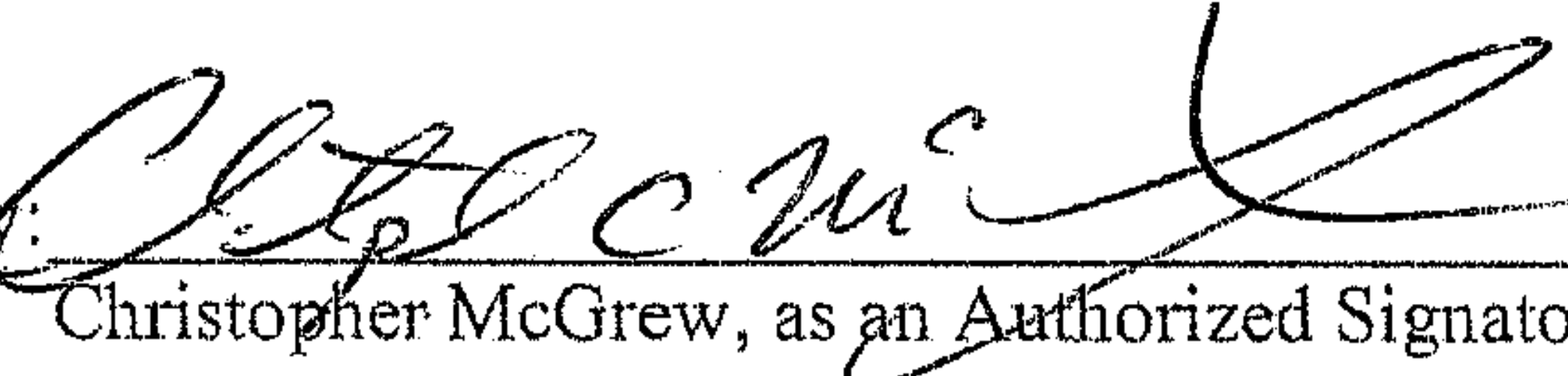
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

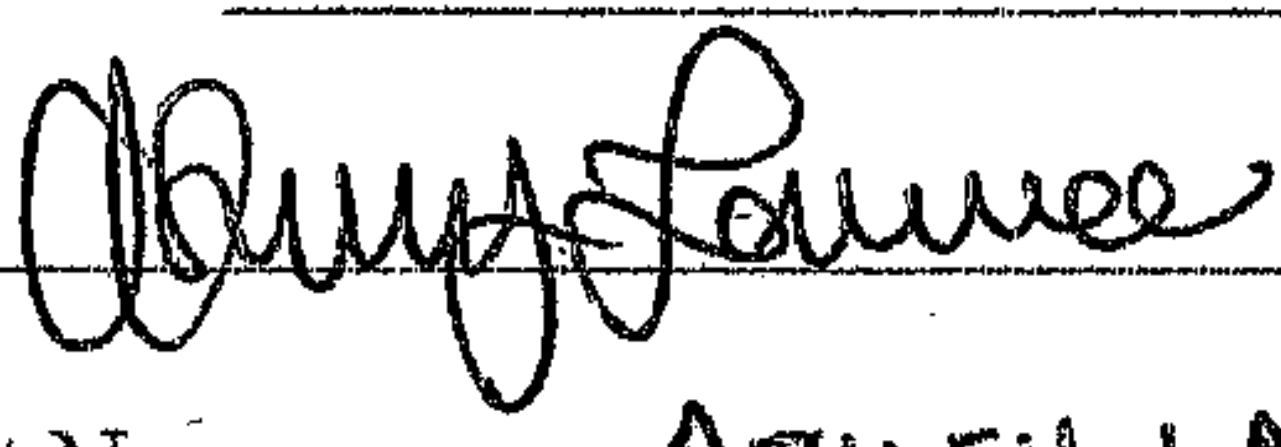
2001 Laurel LLC,
a Delaware limited liability company



Print Name: Aaron Morgan
Address: Sarasota FL

By: 

Christopher McGrew, as an Authorized Signatory



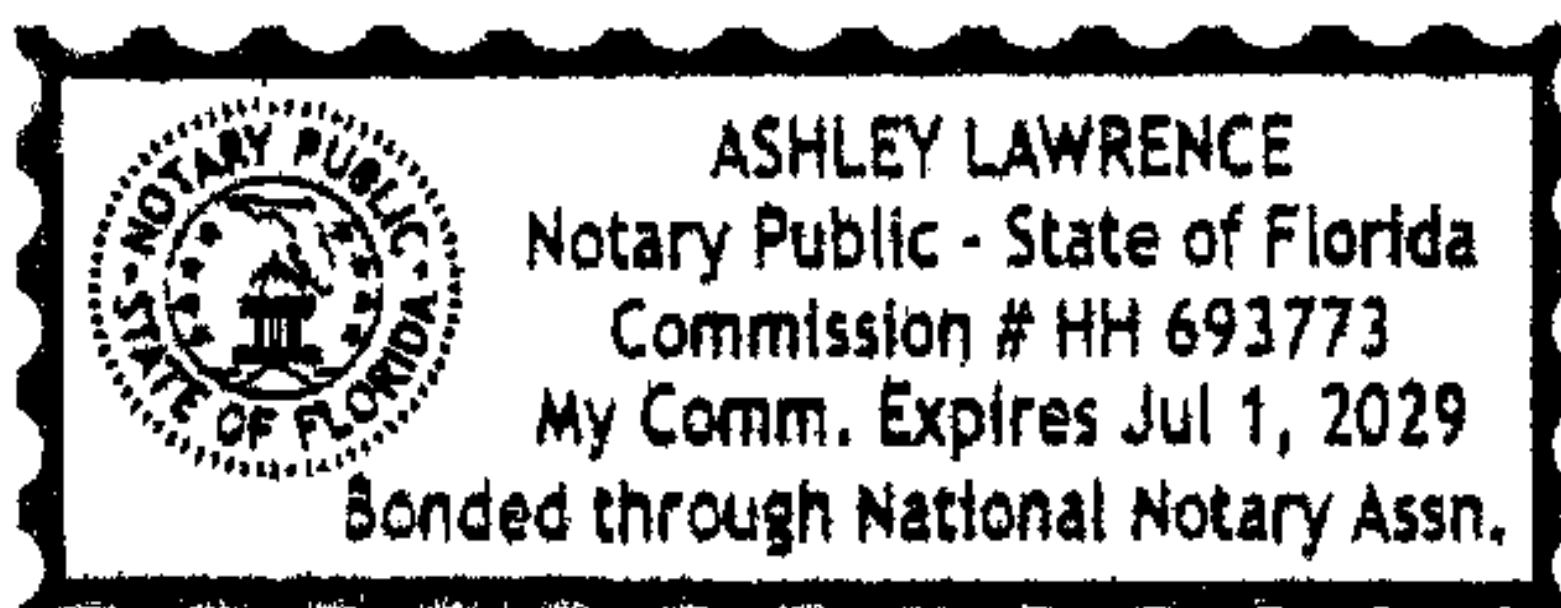
Print Name: ASHLEY LAWRENCE
Address: 1605 Main St. #1001
Sarasota, FL 34236

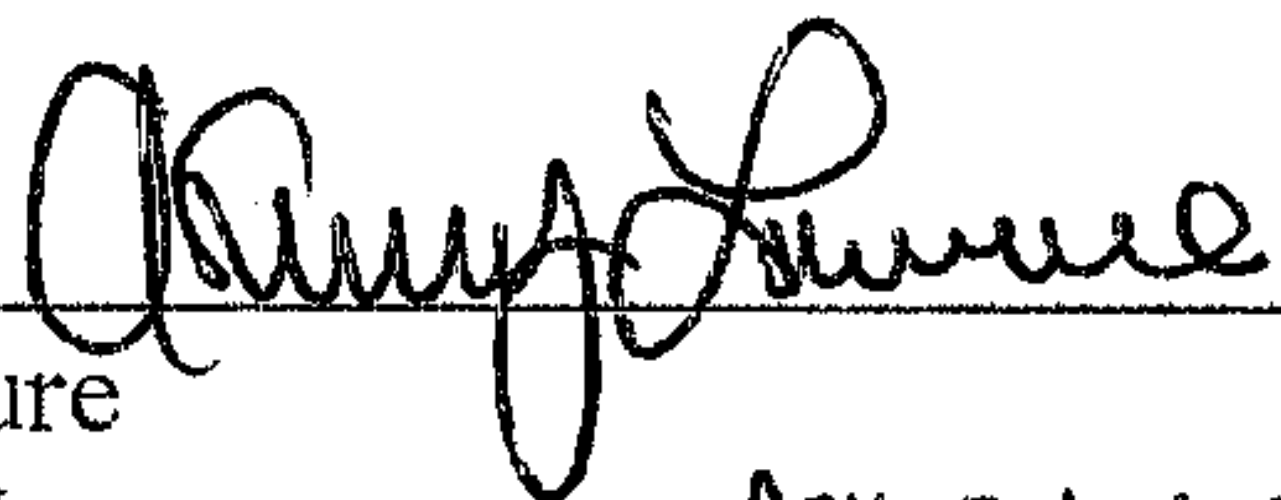
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged, sworn, and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Christopher McGrew, as an Authorized Signatory of 2001 Laurel LLC, a Delaware limited liability company, on behalf of the limited liability company,

☒ who is personally known to me,
☐ who has produced _____ as identification,
and who has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:





Signature
Print Name: ASHLEY LAWRENCE
NOTARY PUBLIC - STATE OF FLORIDA

EXHIBIT "A"
Legal Description of the Property

Situated in Section 29, Township 38 South, Range 19 East, City of Venice and being Tract 303 of Venice Crossing, a subdivision, according to the plat recorded in Plat Book 60, Pages 163-171, of the Public Records of Sarasota, County, Florida.

EXHIBIT "B"
Permitted Encumbrances

1. General or special taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Terms, conditions, provisions, liabilities and obligations contained in and more fully set forth in the City of Venice, Florida City Council Ordinance No. 2007-26, recorded 05/29/2007 in Official Records Instrument 2007085442, of the Public Records of Sarasota County, Florida.
3. Provisions, obligations, liabilities, restrictions and conditions contained in and more fully set forth in that certain Notice of Environmental Resource Permit, recorded 07/26/2024 in Official Records Instrument 2024102874, of the Public Records of Sarasota County, Florida.
4. Covenants, conditions, easements and restrictions recorded 05/15/2025, in Official Records Instrument 2025074964, of the Public Records of Sarasota County, Florida, together with all amendments thereto, including, but not limited to that certain as amended by that certain First Amendment to Declaration of Covenants, Restrictions, and Easements Agreement for Venice Crossing recorded on 06/23/2026, in Official Records Instrument 2026085799, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis.
5. Underground Easement recorded 03/24/2026 in Official Records Instrument 2026037394, of the Public Records of Sarasota County, Florida.
6. Underground Easement recorded 03/25/2026 in Official Records Instrument 2026038206, of the Public Records of Sarasota County, Florida.
7. All matters shown on the plat recorded in Plat Book 60, Page 163, of the Public Records of Sarasota County, Florida.
8. Cross Access Easement being recorded simultaneously hereto.