

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097495 2 PG(S)**

7/17/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521093

Doc Stamp-Deed: \$22,750.00

Consideration: \$3,250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49787-001

Property Appraiser's Parcel ID No.: 2010-01-5043

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of July, 2026, by and between **ANDREW ANTHONY SERDULA AND ANNE P. SERDULA, HUSBAND AND WIFE**, whose address is **9230 McDaniel Lane, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **35 WATERGATE DRIVE 1101 LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **5029 Tanglewood Park Drive, Cleves, OH 45002** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 1101, THE TOWER RESIDENCES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2003110394, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 36, PAGES 13 THROUGH 13H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd
Boerne, TX 78015

Andrew Anthony Serdula
Andrew Anthony Serdula
Anne Pratt Serdula
Anne P. Serdula

(2) Anthony Echevarria
Printed Name Anthony Echevarria
P.O. Address 205 East 112 Street Apt 1 C,
New York, NY 10029

STATE OF ~~FLORIDA~~ ^{TX} Texas *JS*
COUNTY OF ~~DALLAS~~ ^{BEXAR} Bexar *JS*

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this ¹⁴~~16~~th day of July, 2026, by Andrew Anthony Serdula and Anne P. Serdula, () who is/are personally known to me or (X) who has/have produced driver license as identification.

Joselyn Garrastazu
Signature of Notary Public
Joselyn Garrastazu
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

