

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097520 2 PG(S)

7/17/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521115

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,645.00

Property Appraisers Parcel I.D. (Folio) Number(s):
2035-01-1025
File No.: 2969074

WARRANTY DEED

This Warranty Deed, Made the 16 day of July, 2026, by Glenn J. Larrabee, Ph.D., P.A., a Florida Profit Corporation, having its place of business at: 802 Paradise Way, Sarasota, FL 34242, hereinafter called the "Grantor", to Tidal Management LLC, a Florida Limited Liability Company, whose post office address is: 2650 Bahia Vista St Ste 204, Sarasota, FL 34239, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Unit 308, THE MEDICAL COMPLEX, a condominium, according to the Declaration of Condominium recorded in Official Records Book 1630, Pages 1691 to 1738, inclusive, and subsequent amendments thereto, and as per Plat thereof recorded in Condominium Book 21, Pages 20, 20A and 20B, of the Public Records of Sarasota County, Florida.

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.

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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

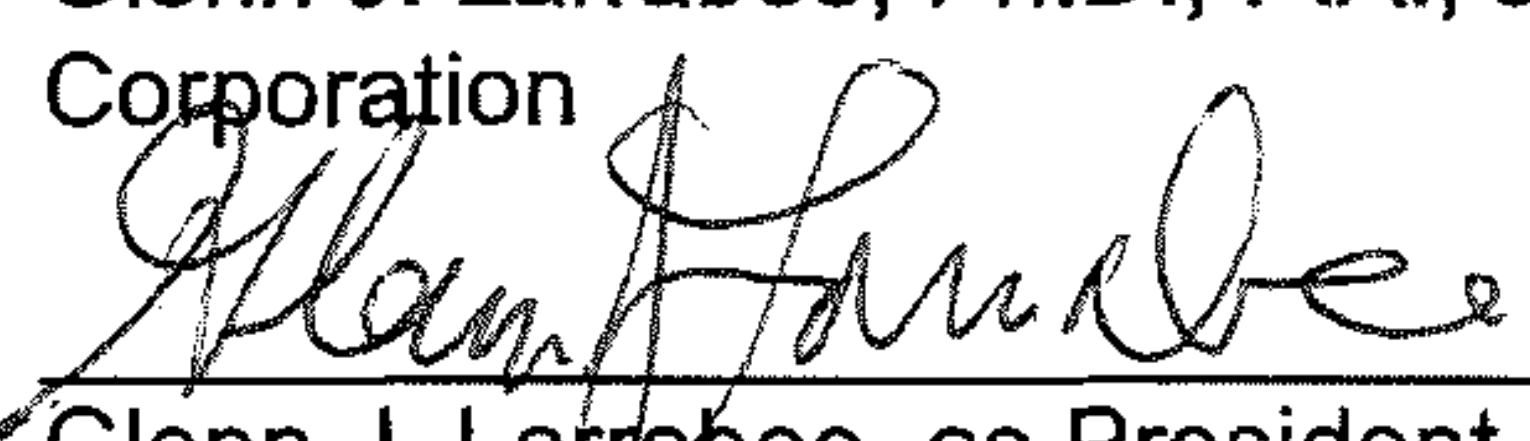
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
2650 Bahia Vista Street, Unit 308, Sarasota, FL 34239

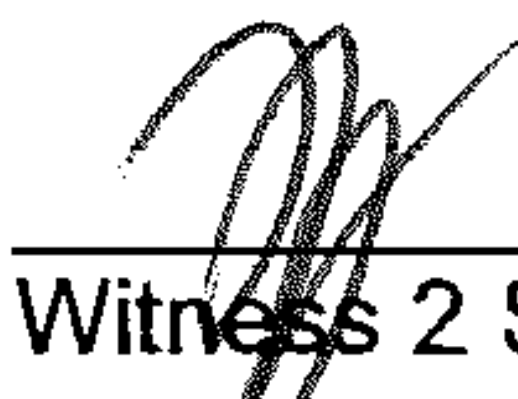


Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Susan Hirtzel
2033 Main St, Ste 408, Sarasota, FL 34237

Glenn J. Larrabee, Ph.D., P.A., a Florida Profit Corporation


Glenn J. Larrabee, as President

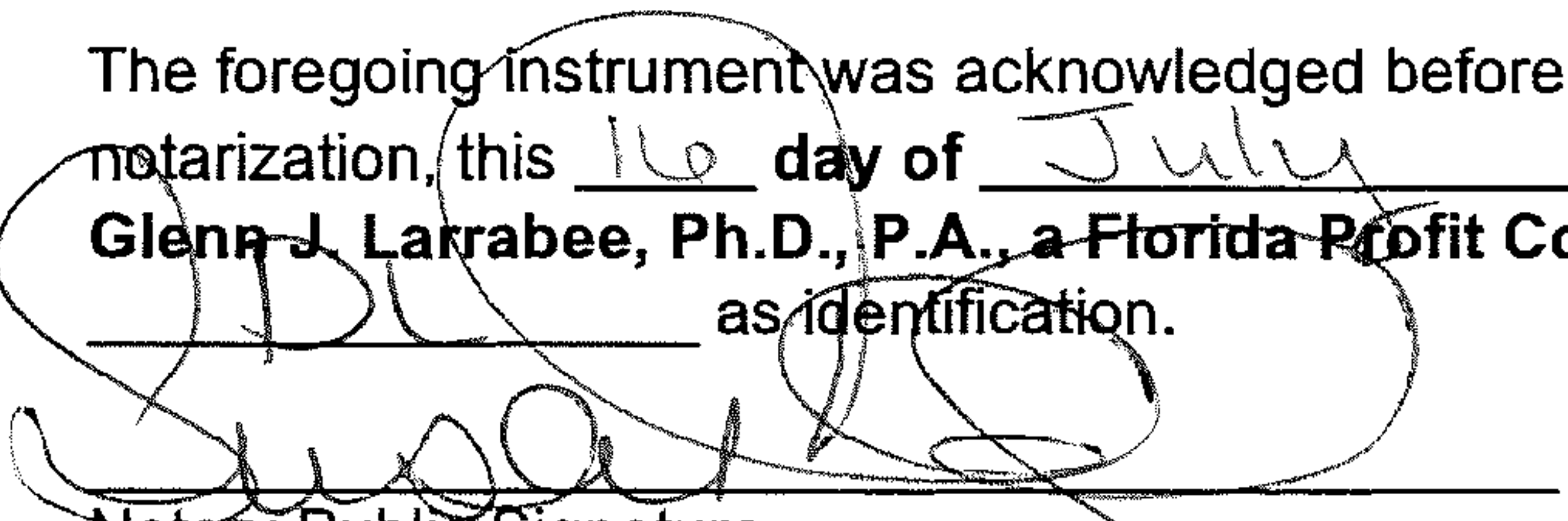


Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Lisa Cutler
2033 Main St #408
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2026 by **Glenn J. Larrabee as President of Glenn J. Larrabee, Ph.D., P.A., a Florida Profit Corporation**. He/She has produced _____ as identification.



Notary Public Signature
Printed Name: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

