

Consideration: \$1,575,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-544

7/17/2026 1:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521137

Doc Stamp-Deed: \$11,025.00

Property Appraiser's Parcel ID No.: Property 1:
0007-05-1015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of July, 2026, by and between **BARBARA KAY MCNEILL BEERLING, an unmarried woman**, whose address is **10632 Oates Branch Lane, Fort Worth, TX 76126** (hereinafter "GRANTOR"), and **WUNDERBEACH 2, LLC, a Tennessee limited liability company**, whose address is **110 Meadowpointe East, Hendersonville, TN 37075** (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 3-D, ISLANDS WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 974, PAGE(S) 1678, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF. RECORDED IN CONDOMINIUM BOOK 6, PAGE 4, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) Sherrie Hart
Printed Name Sherrie Hart
P.O. Address 7000 Lake Country Dr
FT WORTH TX 76179

Barbara Kay McNeill Beerling
Barbara Kay McNeill Beerling

(2) Earl Premont
Printed Name Earl Premont
P.O. Address 8320 Bowanza St
Aubrey TX 76227

STATE OF TEXAS

COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14 day of July, 2026, by Barbara Kay McNeill Beerling, (X) who is personally known to me or (X) who has produced Texas Florida Drivers as identification.

License & Personally Know

Kimberly Dawn Loadman
Signature of Notary Public

Kimberly Dawn Loadman
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

