

This Instrument Prepared by
and Return to:
Kirsten E. Guerin, Esq.
Trenam Law
1819 Main Street, Suite 610
Sarasota, Florida 34236

7/17/2026 4:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521495

Doc Stamp-Deed: \$3,150.00

Doc. Stamp.: \$3,150.00
Rec. Fee.: \$18.50
Parcel ID: 2026119001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 16th day of July, 2026 by **Mousa K. Wakileh, a single man**, whose mailing address is 5650 Whitehead Street, Bradenton, FL 34203, hereinafter referred to as "Grantor," to **RG34, LLC, a Florida limited liability company**, whose mailing address is 44 Cocoanut Row, #104A, Palm Beach, FL 33480, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Unit 102 of VILLA BALLADA, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument Number 2026009223, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

The above-described property does not constitute the Grantor's homestead property nor is it contiguous thereto.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor are lawfully seized of the property in fee simple; that Grantor have good right and lawful authority to sell and convey the property; that Grantor hereby fully warrant the title to the property and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the date set forth above.

WITNESSES:

Witness #1:



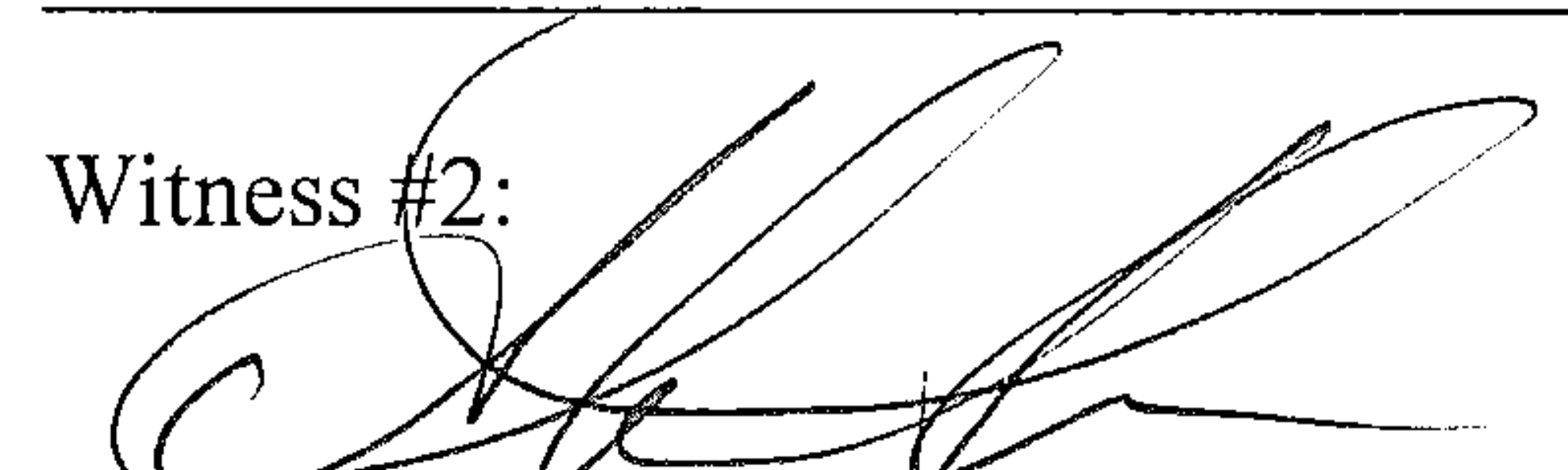
Print Name: ALYSHA GONZALEZ

Address: 1819 Main Street Ste 610
Sarasota, FL 34236



Mousa K. Wakileh

Witness #2:

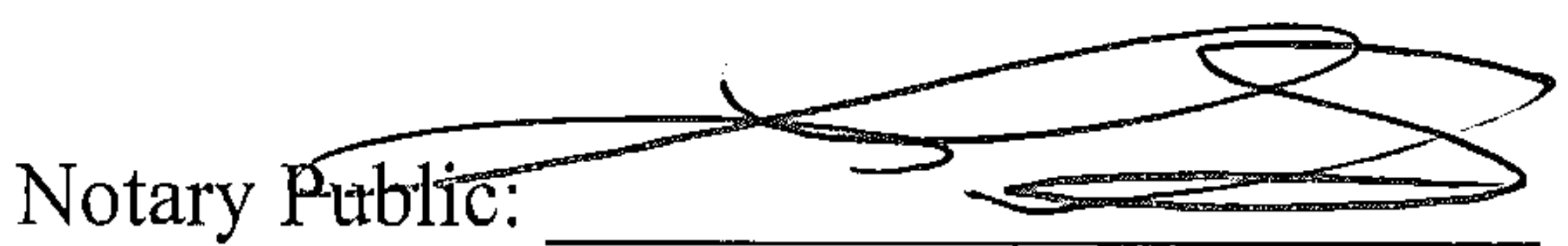
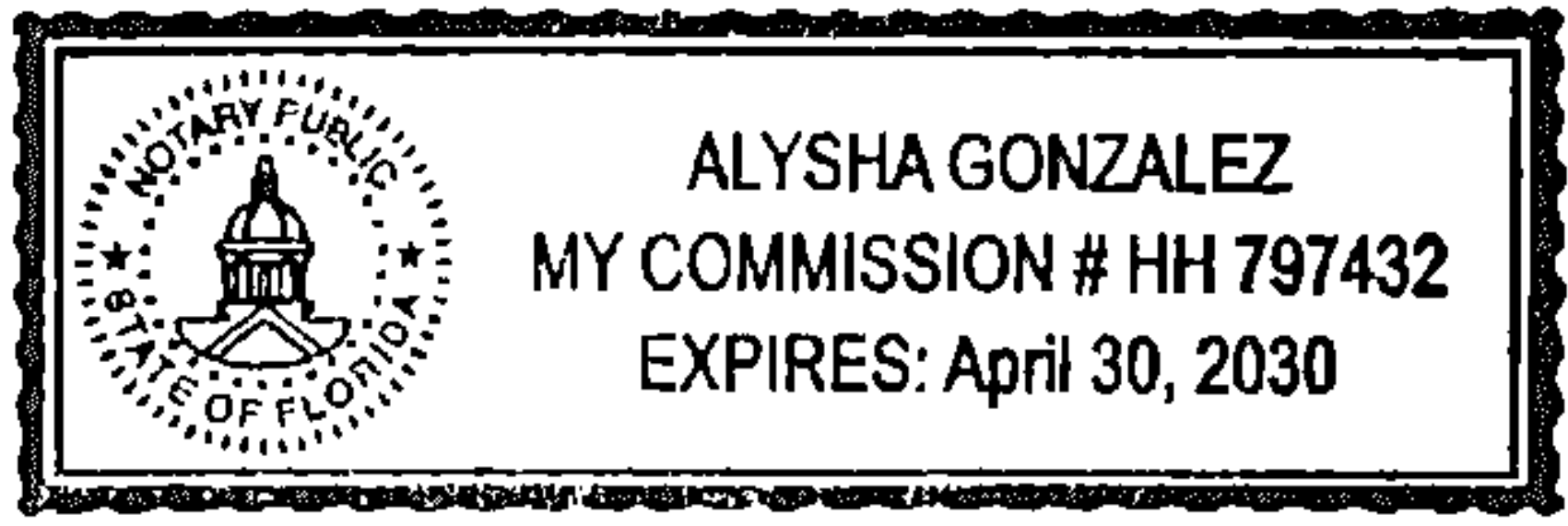


Print Name: Alana L. Fleischer

Address: 1819 Main Street Ste 610
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2026, by Mousa K. Wakileh, who is/are personally known to me or who has produced FL DL'S as identification.



Print Name: ALYSHA GONZALEZ

My Commission Expires: _____

[Insert Notary Seal]