

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026098052 2 PG(S)**

This instrument was prepared
(without benefit of title
examination) by and when
recorded return to:

Cynthia A. Riddell, Esq.
Riddell Law Group
3400 S. Tamiami Trail, Suite 304
Sarasota, FL 34239

7/20/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521596

Doc Stamp-Deed: \$0.70

Parcel ID # 0126062019

Consideration: None. See Note below.

WARRANTY DEED

THIS INDENTURE, executed this 17th day of July 2026 between **SPE #225, LLC**, a Florida limited liability company, whose address is 3400 S. Tamiami Trail, Suite 304, Sarasota, FL 34239, **Grantor**, and **Dean Gross**, whose address is 34 Santa Clara Court, East Amherst, NY 14051, **Grantee**.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular, and the singular number the plural.

WITNESSETH:

For and in consideration of the sum, if any, stated above, Grantor grants, bargains and sells and remises to Grantee, Grantee's heirs and assigns forever, the real property in Sarasota County, Florida described as:

Unit 254, Building 19, PELICAN COVE CONDOMINIUM XV, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 1292, Page 2167, et seq., now known as Pelican Cove Condominium, as per amendments thereto, including merger recorded in Official Records Book 1673, Page 918, et seq., and as per plat thereof recorded in Condominium Book 12, Page 15, et. seq., and amendments thereto, of the Public Records of Sarasota County, Florida.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Note: This property is Replacement Property in Grantee's Reverse 1031 Exchange. Grantor is an Exchange Accommodation Titleholder (EAT). Pursuant to Technical Assistance Advisement No. 01B4-001, documentary stamp tax will be paid only once, and the documentary stamp tax was paid on the deed to the EAT recorded in Official Records Instrument #2026007301 on January 20, 2026.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Warranty Deed the day and year first above written.

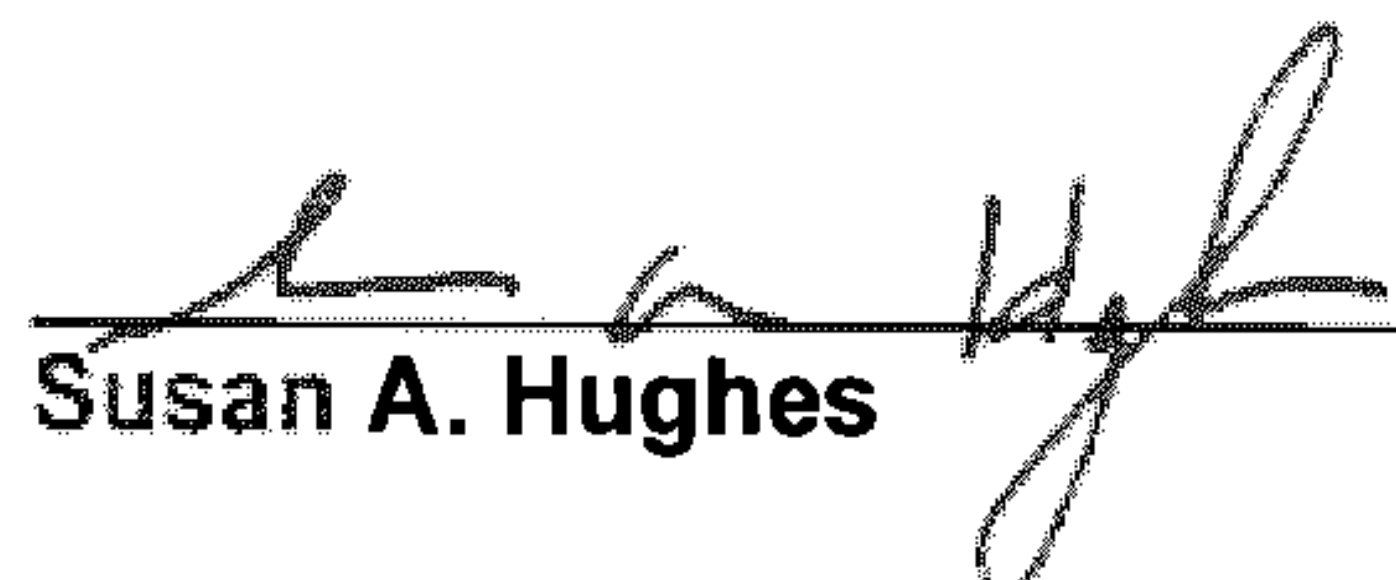
Witnesses:


Jasmine Bingham

Address: 3400 S. Tamiami Trail, #304
Sarasota, FL 34239

SPE #225, LLC, a Florida limited liability company

By: 
Ryan H. Stulman, Manager


Susan A. Hughes

Address: 3400 S. Tamiami Trail, #304
Sarasota, FL 34239

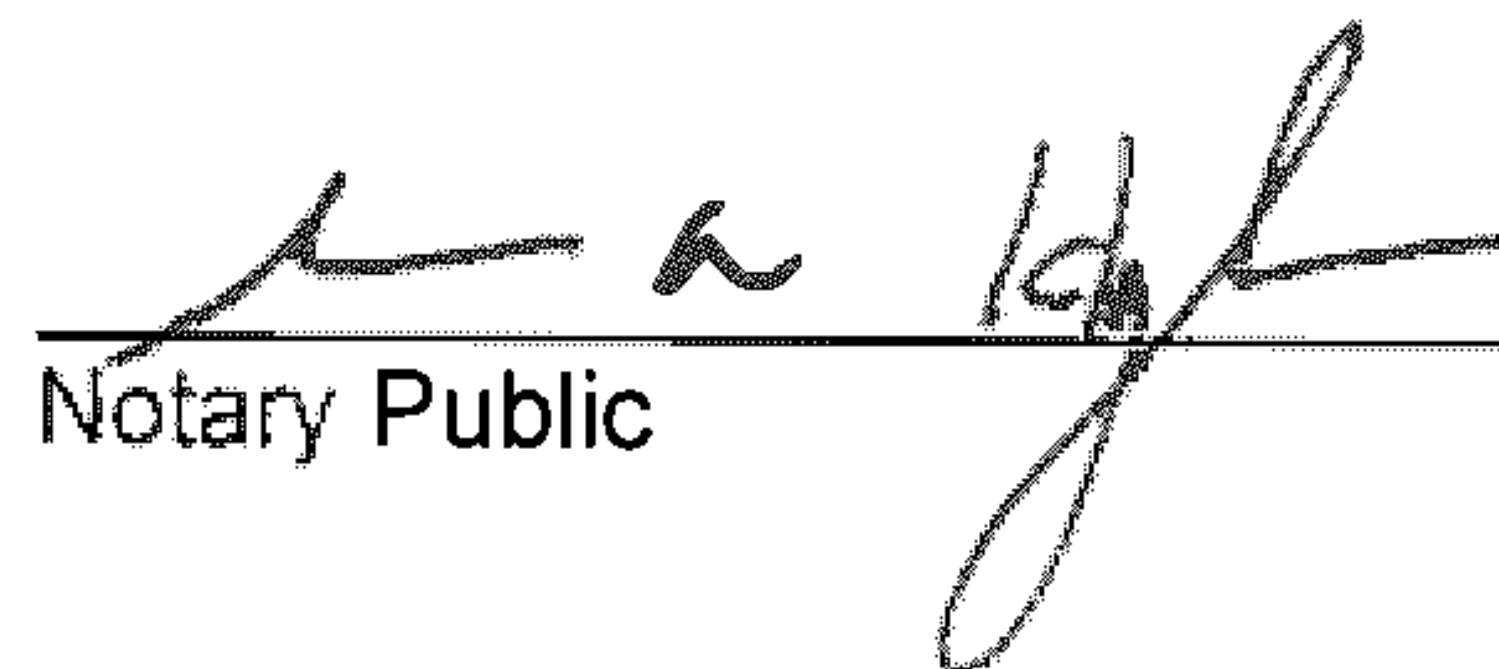
STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 17th day of July, 2026, by Ryan H. Stulman as Manager of SPE #225, LLC, a Florida limited liability company, who is personally known to me.

(SEAL)



SUSANA. HUGHES
Commission # HH 673250
Expires May 6, 2029


Notary Public