

7/23/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523648

Doc Stamp-Deed: \$2,100.00

Prepared by and return to:

Michelle Lajoie Hermey, Esq.

Ferguson Skipper, P.A.

1515 Ringling Blvd, 10th Floor

Sarasota, FL 34236

(941) 957-1900

File Number: 34583

Parcel Number: 0102161004

Warranty Deed

This Warranty Deed made this July 22, 2026 between **HADCO PROPERTIES & DEVELOPMENT, LLC**, a Florida Limited Liability Company, whose post office address is 8977 Midnight Pass Road, Unit 420, Sarasota, FL 34242, grantor, and **ARBOR TREE PROPERTIES, LLC**, a Florida Limited Liability Company whose post office address is 3664 Beneva Oaks Blvd., Sarasota, FL 34238, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Unit 4, THE CURTISS PROFESSIONAL CENTER OFFICE CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2015060403, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 42, Page 45, Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulations and taxes for 2026 and subsequent years.

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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan M. Baldwin
Witness
Printed Name: SUSAN M. BALDWIN
P.O. Address: 53 LAKE SHORE TRAIL
GLASTONBURY CT 06033

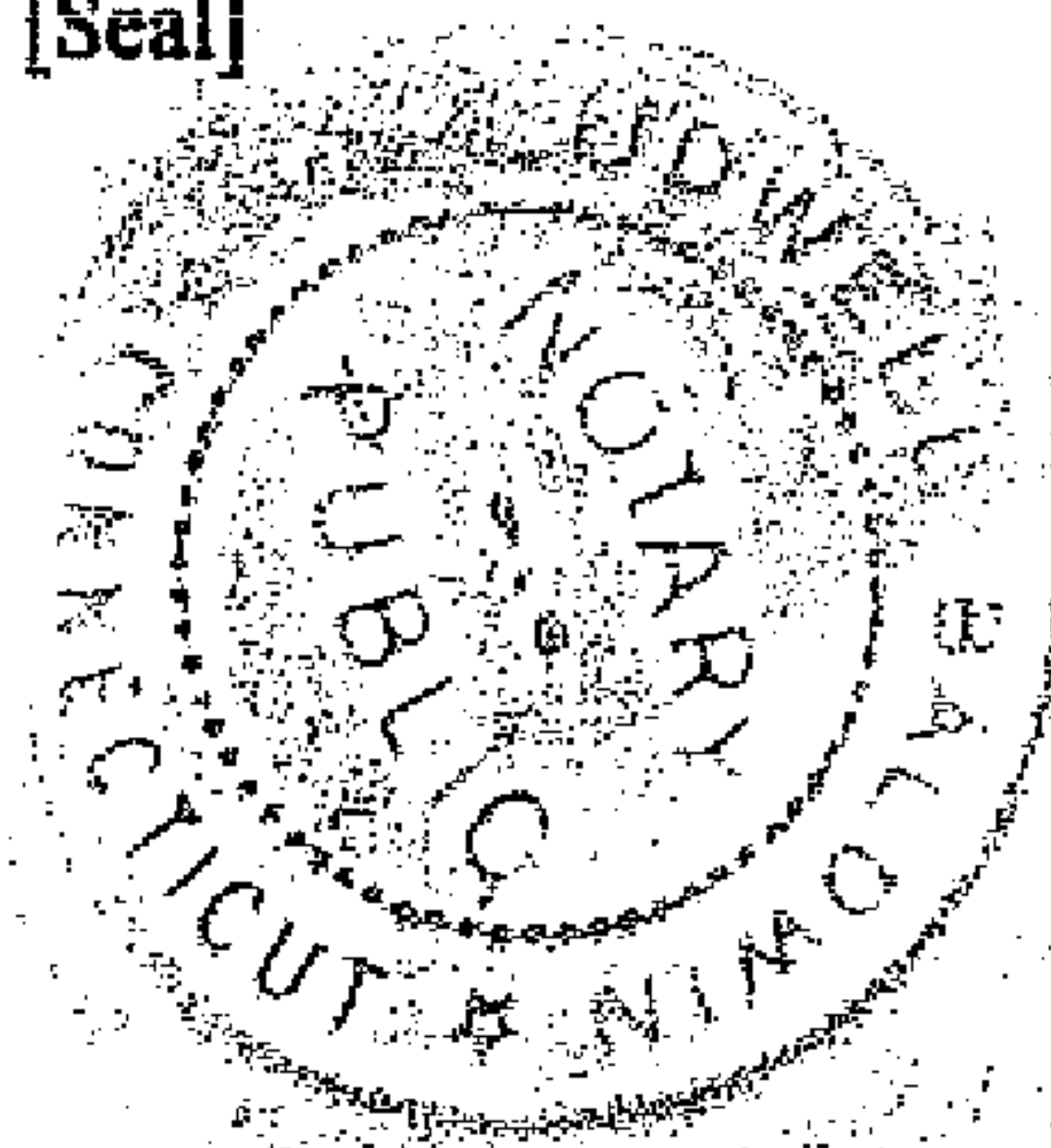
HADCO PROPERTIES & DEVELOPMENT, LLC,
a Florida Limited Liability Company
By: Lucy Landry
Lucy Landry (a/k/a Lucy Hadley), Manager

W. Ludwell Baldwin
Witness
Printed Name: W. LUDWELL BALDWIN
P.O. Address: 53 LAKE SHORE TRAIL
GLASTONBURY CT 06033

State of CT
County of NEW LONDON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2026 by Lucy Landry (a/k/a Lucy Hadley), as Manager of HADCO PROPERTIES & DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known or ☒ has produced a FLA driver's license as identification.

[Seal]



W. LUDWELL BALDWIN
NOTARY PUBLIC- #109025
STATE OF CONNECTICUT
MY COMMISSION EXPIRES MAY 31, 2030

W. Ludwell Baldwin
Notary Public
Print Name: W. LUDWELL BALDWIN
My Commission Expires: MAY 31 2030