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INSTRUMENT # 2026100989 2 PG(S)

7/24/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524097

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29299

Doc Stamp-Deed: \$7,700.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this July 24, 2026 between Yellow Strawberry SRQ Land Holdings, LLC, a Florida Limited Liability Company, whose mailing address is: 4736 High Oaks Blvd, Toledo, Ohio 43623, party of the first part, and Sarasota Remodeling and Design, LLC, a Florida Limited Liability Company, whose mailing address is: 1233 N Gulf Stream Ave unit 301, Sarasota, Florida 34236, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of One Million One Hundred Thousand dollars & no cents, \$1,100,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

MULTIPLE CONDOMINIUM UNITS LOCATED IN SARASOTA COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

Unit 1, OAK RIDGE PLAZA, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1738, Pages 1495 through 1538, inclusive, and as per pint thereof recorded in Condominium Book 23, Pages 36, 36A through 36E, inclusive, of the Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

AND:

PARCEL II:

Unit 2, OAK RIDGE PLAZA, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1738, Pages 1495 through 1538, inclusive, and as per pint thereof recorded in Condominium Book 23, Pages 36, 36A through 36E, inclusive, of the Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Parcel ID#0057142001 & #0057142002

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

DEED - Special Warranty Deed - Corporate

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 22nd day of July, 2026.

Signed, sealed and delivered in the presence of:

Yellow Strawberry SRQ Land Holdings, LLC, a Florida
Limited Liability Company

Witness Signature: (1)



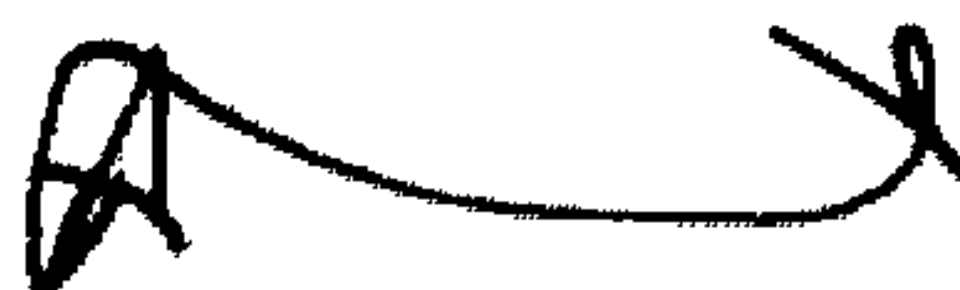
By: (Signature)

Print Name: Doug Loss
Title: Managing Member

Print witness # 1 name (1) Jamila S. Grant

Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

Witness Signature: (2)



Print witness # 2 name (2) Andre Grant

Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

State of Florida
County of Osceola

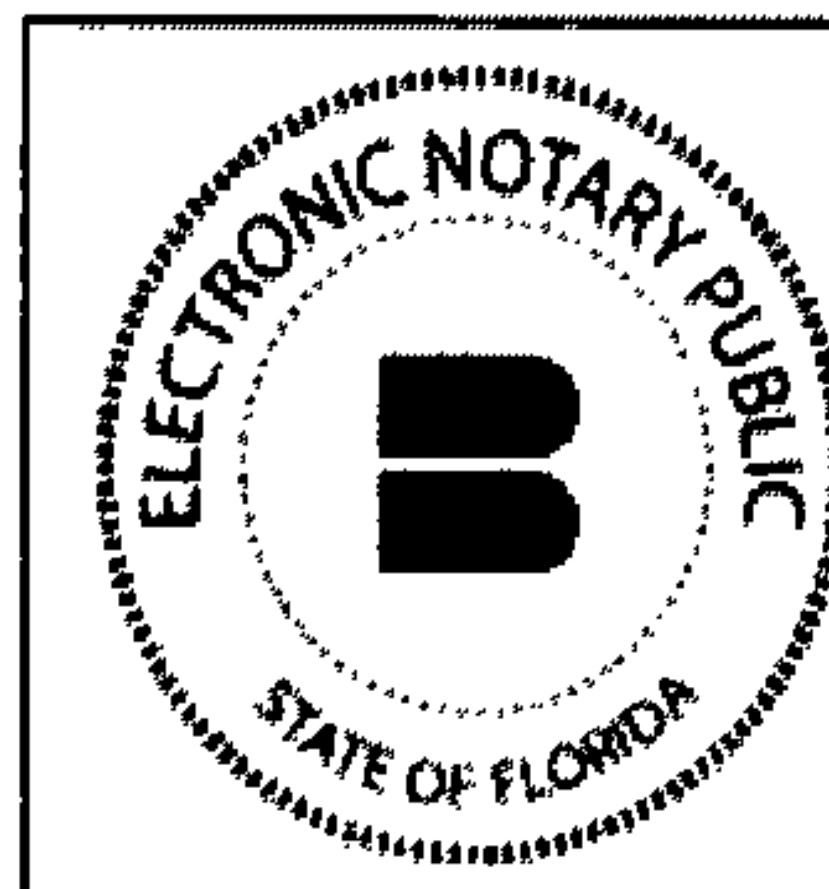
I am a Notary Public of the State of Florida, and my commission expires on 02/24/2029. THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☒ online notarization on this 22nd day of July, 2026 by Doug Loss, Managing Member of Yellow Strawberry SRQ Land Holdings, LLC, a Florida Limited Liability Company who is/are personally known to me or who produced OH DRIVER'S LICENSE as identification and did take an oath.



Jamila S. Grant

Notary Public
Notary Seal

Notarized online using audio-video communication technology



Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029