

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026101101 2 PG(S)**

7/24/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524187

CONSIDERATION: \$6,700,000.00

DOC TAX: \$46,900.00

RECORD: \$18.50

Portion of Parcel ID No.: 0080180025

Doc Stamp-Deed: \$46,900.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 20th day of July 2026, by and between **SUNSET BEACHFRONT RESORT LLC, a Florida limited liability company**, hereinafter referred to as Grantor, whose post office address is 6562 University Parkway Suite 210, Sarasota, FL 34240 and **ROSS J. TALMAGE**, hereinafter referred to as Grantee, whose post office address is 1155 N. Gulfstream Avenue, #1202, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 303 of SUNSET BEACH, a Condominium, according to the Declaration of Condominium recorded in the Official Records as Instrument Number 2026097389, and all exhibits and amendments thereof, and as per plat recorded in Condominium Book 52, Page 34, Public Records of Sarasota County, Florida, together with Parking Space Numbers 20 and 26, and Storage Unit Number 2, as limited common elements appurtenant to the unit.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. 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, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Marcia Boiko
Witness Name: Marcia Boiko
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

Nicole F. Cromie
Witness Name: Nicole F. Cromie
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

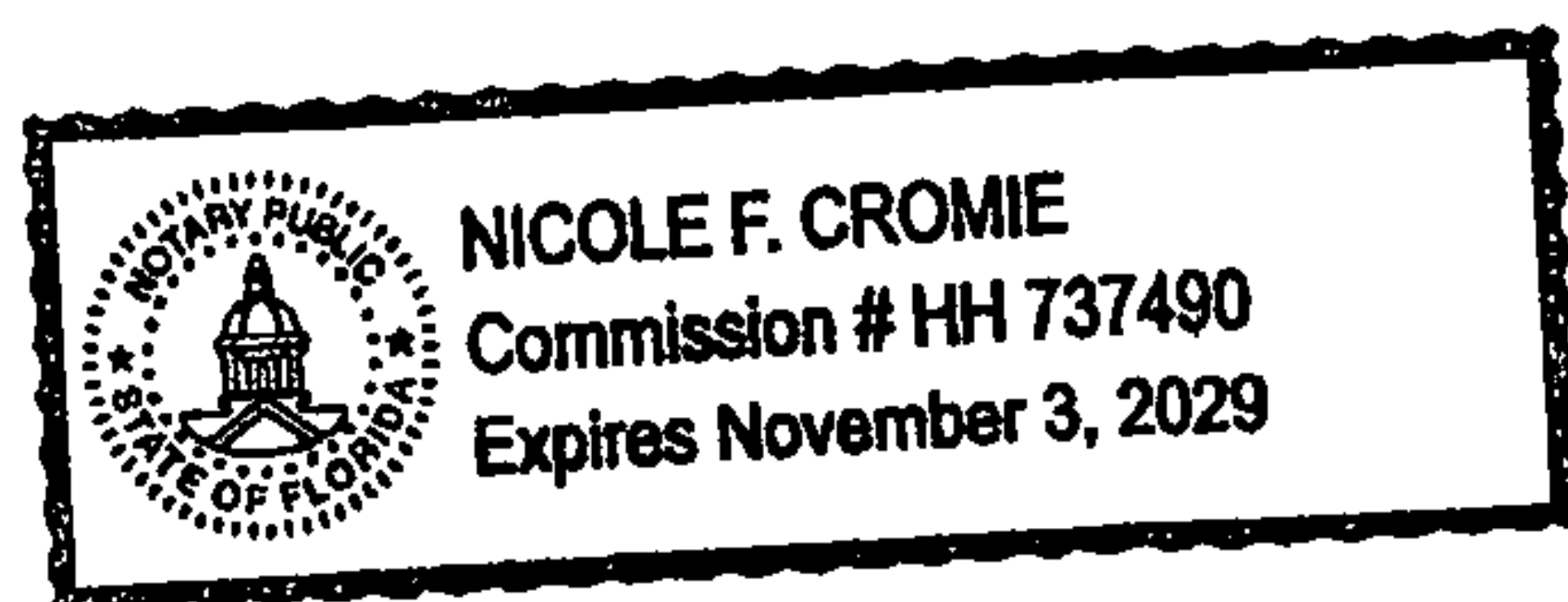
SUNSET BEACHFRONT RESORT LLC, a
Florida limited liability company

By: David Lehman
DAVID LEHRMAN, Operating Manager

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 DAVID LEHRMAN, as Operating Manager of SUNSET BEACHFRONT RESORT LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Nicole F. Cromie
Signature of Notary Public

Nicole F. Cromie
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 11/3/2029