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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524314

Doc Stamp-Deed: \$25,546.50

PREPARED BY:

Williams Parker
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Attn: Kyle D. Elliott

WHEN RECORDED MAIL TO:

CarterGavin37 LLC
10184 Andover Coach Circle, Apt H1
Lake Worth, FL 33449
Attn: Jeffrey Sitomer

Tax I.D. Nos.:0986120030 and 0986120040

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, REALTY INCOME PROPERTIES 19, LLC, a Delaware limited liability company, whose mailing address is c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130 ("**Grantor**"), hereby grants and conveys to CarterGavin37 LLC, a Florida limited liability company, whose mailing address is at 10184 Andover Coach Circle, Apt H1, Lake Worth, FL 33449 ("**Grantee**"), the real property located in Sarasota County, Florida, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");

together with all right, title and interest of Grantor in and to (i) all improvements located on the Property; (ii) all easements, if any, benefiting the Property; and (iii) all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO all unpaid, non-delinquent real property taxes, general and special taxes, bonds, and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property as conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through or under Grantor, but no other.

[Remainder of Page Intentionally Left blank; Signature on Following Page]

Dated July 22nd, 2026, to be effective July 24, 2026.

[Signature]
Signature of Witness

ROBIN BROCKETT
Print Name of Witness

Address: 11995 El Camino Real
San Diego, CA 92130

[Signature]
Signature of Witness

L. PETERS
Print Name of Witness

Address: 11995 El Camino Real
San Diego, CA 92130

GRANTOR:

Realty Income Properties 19, LLC,
a Delaware limited liability company

By: Realty Income Corporation,
a Maryland corporation, its member manager

By: [Signature]
Name: Janeen S. Drakulich
Title: SVP, Head of Asset Management

Approved as to Form
Krevolin & Horst, LLC

mao
Tunrola Odetowo

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

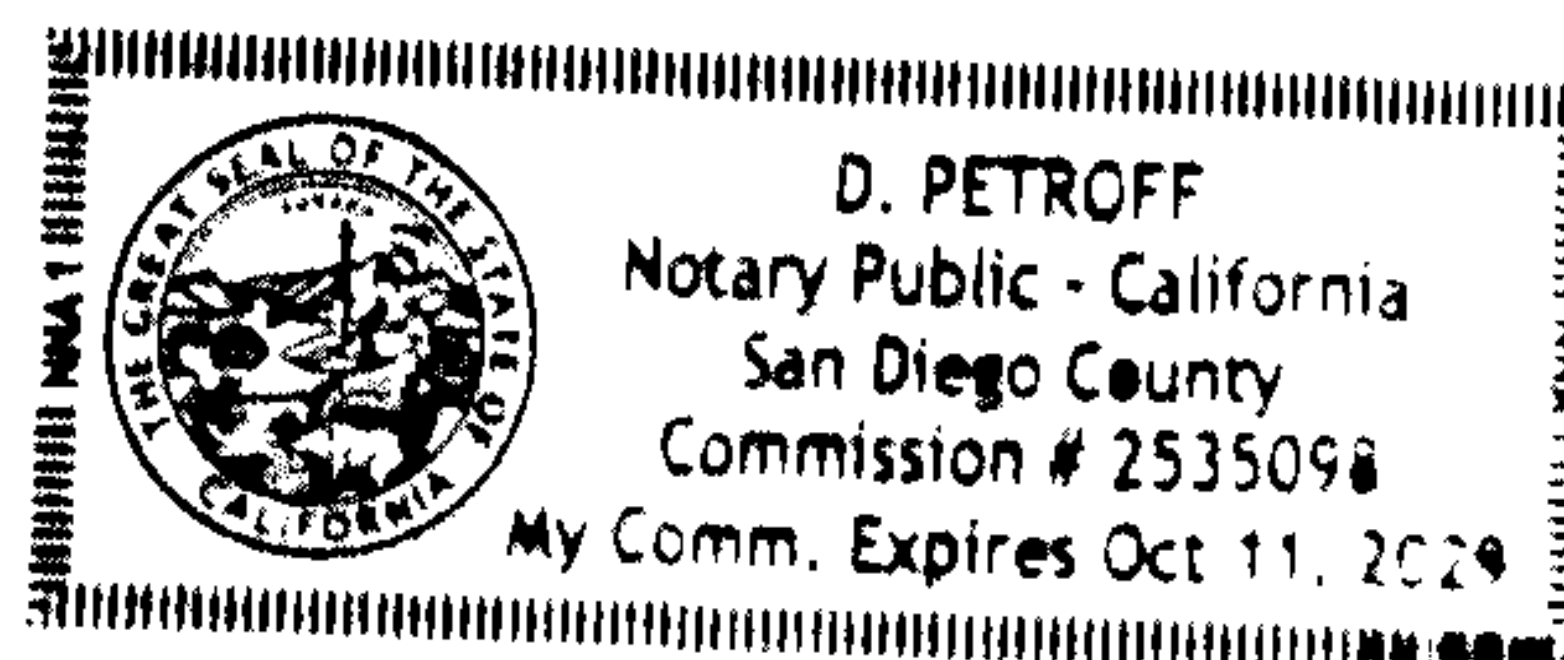
On July 22, 2026 before me, D. Petroff Notary Public, personally appeared Janeen S. Drakulich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

(Notary Seal)



Special Warranty Deed
RI#6914

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 3, BOBCAT VILLAGE CENTER, according to the plat thereof, recorded in Plat Book 40, Pages 48 and 48A thru 48B, of the Public Records of Sarasota County, Florida.

and

Lot 4, BOBCAT VILLAGE CENTER, according to the plat thereof, recorded in Plat Book 40, Pages 48 and 48A thru 48B, of the Public Records of Sarasota County, Florida

TOGETHER WITH: Cross Access Easements as depicted and delineated between adjacent Lots 3 and 4, of recorded Plat of BOBCAT VILLAGE CENTER, according to the plat thereof, recorded in Plat Book 40, Pages 48 and 48A thru 48B, of the Public Records of Sarasota County, Florida

AND TOGETHER WITH: Non-Exclusive Easements delineated in Master Declaration of Protective Covenants, Conditions and Restrictions for Bobcat Village Center, recorded in Official Records Instrument No. 1999137857, for ingress, egress, and access over Common Areas and Rights-of-Way.